

HOPE RANCH

a rambling record

by
HAROLD S. CHASE

SANTA BARBARA HISTORICAL SOCIETY

1963

(2A 9-57-67) 979.491 C487 cop.2

Copyright 1963
by Harold S. Chase

Printed in U.S.A.
Pacific Coast Publishing Company
Santa Barbara, California

TO MY WIFE

whose enthusiastic and sustained understanding, together with her lasting affection for Hope Ranch, provided inspiration and support through the years of its development.



Charcoal portrait by Clarence Mattei, 1926.

HAROLD STUART CHASE

PREFACE

HOPE RANCH, since my boyhood, has had a particular relationship to me. There I used to ride, mostly bareback, as so many children do today, play on Laguna Blanca (or Lake Chaco in Chumash), swim at the beach, undressing behind the then existing great sand dunes which provided more than ample privacy, and a little later, from 1908, to golf at the old Potter Hotel golf course with its unwatered fairways and sand greens.

Since my youth, through the years, as I learned of Hope Ranch's history, guided its recent past and, I trust, its future, the property has gained in its appeal and continuing interest to me and to an ever-increasing number of other residents. Thus this little historical volume.

HAROLD S. CHASE

ACKNOWLEDGEMENTS

Francis Price - To whom I am indebted for the gift of Mrs. Hope's letter and certified copy of a deed from John C. Jones of Boston to Henry A. Pierce of Charlestown of a one-half interest in Santa Rosa Island and "also a certain Farm situated near the Mission of Santa Barbara—known by the name of the Posos Farm", of which Hope Ranch was once a part.

Edward Selden Spaulding - Most valued consultant and advisor. Director and Editor-in-Chief, Santa Barbara Historical Society.

George Finley - With whose particular patience, interest and care this book was printed.

Pearl Chase - For U. S. Land Commission Map and the chapter on Garden Tours.

Edna Sharpe Cannon - Native Daughter and a Director of the Santa Barbara Historical Society.

Carol I. Jenks - Keeper of the Scrap Book, *Amanuensis* and *Warrier*.

FOREWORD

THE HISTORY OF SANTA BARBARA is a collection of many stories of episodes and "periods" all bound together into a single narrative. Some are closely related and flow forward smoothly and; seemingly, as a matter of course; while others are separate and in some measure individual and peculiar to themselves. Some are identified with definite decades and quarter centuries, and still others are restricted not so much by time as by locality. This volume, "Hope Ranch", which has been put together by Harold Chase with so much care and which contains such a wealth of detail, written and pictorial, falls into the last mentioned category. No living resident of present day Santa Barbara can remember the time when there was not a Hope Ranch, a beautiful area of rolling hills, wide-spreading oak trees and, along its southern limit, a sandy beach with tumbling surf; yet the history of the Ranch runs back through the years to the relatively recent advent of Thomas Hope and then on, far back through the centuries, to the days before the coming into the Channel of the first white man.

In the old, far away days, many a leisurely merienda was held here, when the Dons and Doñas and the bright eyed Senoritas moved out from the center of the town in the slow, ox-drawn carretas and on horseback. During

one period, Russians, Englishmen and Americans came as hunters to take many sea otters in the kelp beds off what became known as Hope Inlet. In later days, with the coming of the Americans in ever-increasing numbers, happy excursions, similar to the earlier ones, continued to be made to this area known as the Hope Ranch, though, to be sure, these bucolic interludes were called "picnics" and "beach teas". By this time, the lumbering carretas had been replaced by stylish coaches and other horse-drawn carriages; but the purposes of the excursions were the same—a quiet day in the country. In still later times, now that the automobile has superseded the horse-drawn vehicles, the Ranch, under Harold's wise and skillful guidance, has become a Park of uncrowded, substantial homes. Here, for as many hours of each day as the individual may elect, families now live their lives out-of-doors in a wide variety of pursuits—in gardens colorful with flowers, on the fairways of the golf course, on the tennis courts, on the many bridle paths, and on the sand of the sunny beach.

As Harold, who has been the only one closely in touch with Hope Ranch continuously for more than fifty years, at the suggestion of the Santa Barbara Historical Society, tells this almost fabulous story, there is a romance, a glamour, and an overtone of steady growth and expanding usefulness that must be apparent to every eye that reads these pages. And, in addition to all this, the story, in and of itself, is one of great historic significance to those of us who find satisfaction in the reading of an accurately assembled account of an important and interesting part of our community from the days even before Cabrillo and Portola to the present moment.

EDWARD S. SPAULDING

CONTENTS

<i>Dedication</i>	v
<i>Preface</i>	vii
<i>Acknowledgements</i>	viii
<i>Foreword</i>	ix
1 INDIAN AND MISSION ERAS	1
2 LAND GRANT ERA	7
3 THOMAS HOPE	9
4 MRS. HOPE'S SALE TO PACIFIC IMPROVEMENT COMPANY	13
5 PACIFIC IMPROVEMENT COMPANY ENTERS HOPE RANCH HISTORY	19
6 RANCHING DAYS	23
7 EARLY WATER AND SUBSEQUENT LAND DEVELOPMENT	27
8 LAGUNA BLANCA	35

9	EQUESTRIAN DAYS	39
10	HOPE RANCH POLO	45
11	LAGUNA BLANCA SCHOOL	49
12	RAYBEN AND FOLEY FARM	51
13	PACIFIC IMPROVEMENT COMPANY MANAGEMENT	53
14	GOLF	57
15	MAURICE HECKSCHER'S OWNERSHIP	66
16	FIRST ROADS AND SUBDIVISION	69
17	WARREN OPTION—DAY AUCTION— FORMATION OF SANTA BARBARA ESTATES	73
18	LA CUMBRE ESTATES CORPORATION PURCHASE	81
19	FIRST RESIDENCES	85
20	GARDEN TOURS	91
21	DOG SHOWS	99

22	RANDOM MEMORIES OF HAPPENINGS	
	ALMOST FORGOTTEN	101
	Early Aviation in Hope Ranch	103
	The Bankers California Country Club	105
	The Gun Club	107
	The University of America	109
	Model Acres — 1930-1946	111
	Oil!	112
	Lemon Planting	113
	Archery	115
	From the Hope Ranch Scrap Books	117
	<i>Bibliography</i>	121



Hope Ranch Park from the air, showing relationship to Santa Barbara. In foreground is Arbolada Acres, or Hope Ranch Annex as it is more familiarly known, once almost solidly planted to English soft shell walnuts. To left, center, is Laguna Blanca. South thereof Chase Field is also readily identified. This picture was taken in 1935 at the height of the lemon plantings and also shows early evidence of the "forestation" program in the delineation of building sites.

INDIAN AND MISSION ERAS

THE HOPE RANCH area was first mentioned in written history in Captain Gaspar de Portola's diary when, with 65 leather-jacketed soldiers, he marched across the mesa April 20, 1769, accompanied by two Franciscan friars, Fr. Juan Crespi and Fr. Francesco Gomes. He was greeted at Arroyo Burro by friendly Indians from Ciene-guitas (swamp or little marshes) also identified as Sags-pileel, that portion of Hope Ranch which lies between Modoc Road and the old Hollister Avenue, now Highway 101, in general opposite the St. Vincent's Orphanage. This section is of particular note for it is there, on a knoll at the eastern end thereof, that the three Indian Cultures, determined as having existed in the Santa Barbara Coastal Plain, have been identified by exposure of artifacts, kitchen-midden and places of burial, as discussed in David Banks Rogers' *Prehistoric Man of the Santa Barbara Coast*. The three Cultures were designated, first, the Oak Grove, next the Hunters, and then the Canaliños, a coastal unit of the Chumash linguistic group.

Before Portola, Cabrillo in 1542, some 227 years earlier, mentioned the great population of natives inhabiting the lands between the Rincon and Gaviota. These were the Canaliños, some of whom welcomed Portola.



Mesa westerly from picnic grounds where great accumulations of Indian camp refuse were found.

The Hope Ranch thus not only has provided anthropological and archeological knowledge of the last 6,000 to 10,000 years, but at the time of the founding of the Mission in 1786, the Cieneguitas Indian village of several hundred inhabitants, alone of the many, retained its organization. Early in 1803 the friars erected an adobe Asistencia Mission there for the use of the Indians of the rancheria. At about the same time several substantial single-room residential huts with tile roofs were erected. All of the buildings constructed under the guidance of the Mission fathers were especially sturdy, for as late

as 1886 a large part of the adobe chapel was still in place, and at that time the Reverend J. J. O'Keefe, Historian for the Old Mission, can be quoted as follows: "Corn, beans, etc., were sown also in San Jose or Abajo, in San Juan Bautista or the Sauzal, this is at present a part of the Hope Ranch, its location bordering on the Arroyo del Burro, the Modoc road absorbs a part of it and runs through it as far as the bridge."

When the Santa Barbara Mission was destroyed by earthquake in 1812, it was to this strongly built little sanctuary on the banks of the Cieneguitas that the Franciscans repaired for a time to offer Mass. At one side



The deep, narrow gorge to the sea, where the margin of an Indian burial ground was exposed as the western bank was cut away in 1928 for construction of the first bathhouses.



Looking up arroyo from beach.

of the wide entrance of the Chapel stood two massive forked posts crossed by a heavy beam from which were swung three sweet-toned bells lashed in place by rawhide thongs. However, the population of this once teeming village, even before 1840, was rapidly diminishing in number so that in the early 70's an agent, Thomas Hope, was appointed by the government in an attempt to protect the Indians at least in part from the evils attendant upon their contacts with the whites. Thomas Hope was reported to be understanding, sympathetic and capable in his dealings with the Indians, but his efforts as Government Agent had little effect and by the year 1880 only a handful of deteriorating natives clustered about the crumbling walls of the Chapel at Cieneguitas.

Cieneguitas largely became an impenetrable jungle as far south as Modoc Road, being further mentioned by the local press as recently as 1924 when the Santa Barbara

Estates was organized, for it was there "within this treacherous morass the Lone Wolf made his lair and here is still hidden a large part of his loot" (taken in many robberies which gave him notoriety)*.

Hope Ranch had other areas of Canaliño habitation. High on its mesa westerly from the deep narrow gorge which subsequently was developed into the Homes Association picnic grounds, camp refuse extending as much as 500 feet north and south was found in 1924, giving evidence of long Indian residence. A short distance up this same canyon, blanketed by dense forest growth, there existed another deposit of camp refuse. This sheltered location evidently was resorted to by the Indians in times of severe weather. At the mouth of the canyon, when in 1928 the first Hope Ranch bathhouse was constructed, the margin of a cemetery was discovered as the western bank was cut away. From this location more than a dozen Indian skeletons were taken. A sulphur spring also was opened up. This, by its odor, is still traceable.

*Today, of course, the Cieneguitas is built up commercially along what is the access road of Highway 101 and residentially along the north side of Modoc Road except at the extreme eastern end thereof, where a site was given by me in 1962, it was felt somewhat appropriately, to the Mission Council of Boy Scouts for their new office building.

Charles B. J. Adams,
Notary

W. B. F. A. S.
Public.
BOSTON, MASS.

Secretaria de la Prefectura
del Distrito de Santa Barbara

Certifico yo el infante
cripto Secretario de esta Prefectura que el ante-
cedente documento es una copia fielmente sacada
al pie de la letra de su original, el cual
obra en poder del Señor Don Samuel Barney
Capitán de este Puerto y cuyo copia fue
sacada a los diez del día de hoy deis de
Febrero del año de N. E. de mil ochocientos
cincuenta y a pedimento del interesado Señor
Barney de Archivo ha presente en esta Secre-
taria hoy 5 de Febrero de 1850. a los 10 del día

Antonio. M. de la Cruz
Oficio. de la Prefectura

Facsimile of notarial acknowledgement of instrument conveying title to one-half interest in Santa Rosa Island and "a certain farm situate near the Mission of Santa Barbara known by the name of Posas Farm", of which Hope Ranch subsequently became a part.

LAND GRANT ERA

IN 1786 the present Hope Ranch area was part of the Mission Lands; later under two Mexican Land Grants it became identified in overlapping and conflicting descriptions as parcels of land which constituted "all the plain of The Cañada 2 square leagues bounded by the Pacific Ocean—The Municipal lands of Santa Barbara, the Ex-Mission of Santa Barbara and the Rancho La Goleta" (Abstract of Title).

The Mission and its holdings having been secularized in 1834, first in 1843 Manuel Micheltorena, Governor of the Departments of Both Californias, made a land grant known as "La Calera" to Narciso Fabregat. This was followed by a grant in July 1846 by Pio Pico, the then Constitutional Governor of the Department of the Californias, of an area called "Las Positas" (a colloquial word meaning little wells or springs).

Next legal documentary mention came by way of Boston in 1849-50 when a title conveyance included a one-half interest in Santa Rosa Island and deeded also "a certain farm situate near the Mission of Santa Barbara known by the name of the Posas Farm" of which Hope Ranch, to be, was once a part. Reproduced on the opposite page is a facsimile of notarial acknowledgment of this instrument.

Subsequently, lands comprising the Hope Ranch were described more particularly (if not exactly) in a suit brought in 1854 before the U.S. Court of Appeals from the decision of the Board of Land Commissioners appointed to settle private land claims in California under the Act of Congress approved March 3, 1851.

La Calera was described in part as "all the plain of Cañada of that name in extent from the place called the Garden of Mariano inclusive of the beach", etc., and Las Positas was "designated as the boundaries from the Cañada of Las Positas along the main road which goes from East to West to the Cieneguito thence in a right line between the hills and fences to the creek Estero of Mescalitan and the sea shore on the south," etc.

Be these early descriptions as they may, it is sufficient to state that through purchase, marriage, inheritance, and with decisions of "Juridical" hearings on the grants extending through more than two decades, La Calera and Las Positas became jointly known as Rancho de las Positas y La Calera. In July, 1870 the United States did "grant the tract of land embraced in the foregoing survey (for the first time a survey and description being used) to have and to hold said tract with its appurtenances unto the said Thomas W. Hope (having been 'shown in fact to have been substituted for all the former owners') and to his heirs and assigns forever."

(signed)

By the President

U. S. GRANT


By Charles White, Secretary



The Hope Mansion, built in 1875 at a cost of \$10,000.

3

THOMAS HOPE

 THOMAS HOPE, who gave his name to the Hope Ranch as we know it, came to Santa Barbara in 1849. He was born in Meath, Ireland, in 1820. He left home at 16 and eventually reached California by caravan from Texas where he had been both a sheepherder and a cattleman. He chose Santa Barbara as he said the country reminded him of his native Ireland. He first pastured 2,000 sheep near the Cieneguitas in the very area he was later to acquire in Los Ranchos de las Positas y la Calera. His two-story home was erected in 1875, just west of the little



Vaqueros in the cattle days of Hope Ranch.

creek which flows from the Cieneguitas, and carries the same name. This truly imposing and stately old residence of the period, continued to be used until 1962 as Hope Ranch Park headquarters, accommodating the engineering, accounting, lemon and maintenance departments and the Ranch offices of the Santa Barbara Estates, Inc., and La Cumbre Estates Corporation.

Going back to the 1870's and Thomas Hope, Owen O'Neill in his *History of Santa Barbara County*, says: "Hope was greatly opposed to the opening of a county road through his property, and his determined efforts to prevent it resulted in friction between himself and some of the townspeople, especially P. J. Barber, its prin-

cial advocate, throughout the early seventies. Because of the numerous rough encounters at law and with the shillelagh of this fighting Irishman, who had bought the land and considered himself privileged to keep people off it, the road has ever since been called the 'Modoc Road', for at this period California papers were filled with references to the brisk and bloody incidents of the 'Modoc War' with the Indians in the north".

In 1873, two years before the mansion was constructed, it was reported in the local paper that "Mr. Hope has laid out an avenue (later to be called Hollister Avenue) 100 feet wide running from a westerly line in the Ciene-guitas, straight to the old stage road at Mr. Scull's farm and has commenced the work of opening the same. Mr. Hope has generously donated the land to the public where this mile and a half long avenue runs." The Scull property referred to lay immediately west of the present westerly boundary of Hope Ranch Annex, opposite the old Toll Road over San Marcos Pass, now Turnpike Road.



MRS. HOPE'S SALE TO PACIFIC IMPROVEMENT COMPANY

FROM THE widow of Thomas Hope, in 1887, title to the western portion of the Hope Ranch, some 2,000 plus acres, was conveyed (according to a letter written by Mrs. Hope and reproduced herein) at the price of \$250,000 to the Pacific Improvement Company, a holding company organized in 1878 for the "Big Four" heads of the Southern Pacific Railroad Company: Charles Crocker, Collis P. Huntington, Leland Stanford and Mark Hopkins. John T. Hope, one of the sons, announced the sale of his mother's holdings at a price of \$255,000 and that possession would be given January 1, 1888, while the Pacific Improvement Company reported in San Francisco the purchase figure as \$200 an acre. The Pacific Improvement Company, at about the same time was acquiring, in anticipation of the developments which would come with the expansion of the Southern Pacific Lines, other large land holdings along the coast and in the central valleys of California.

Facsimile of Mrs. Hope's letter telling of the sale of the Ranch.

Santa Barbara

1881

March 12

Dear Mrs. Caffery I will Drop
you few lines and let you know
how we are getting along. we are all
well. I thank you good for it. Dear Mrs. McCaffery
I hope you will excuse me for not
writing to you before now. I was
in San Francisco when you wrote
to me. I went up to see Therese
and to find out how she was. Dear
Mrs. McCaffery I am glad that she
will be well. I will tell her all ways
I send something to her. She is
not any better. I am so worried
I cannot write. Dear me. I will
be moving soon. I sold my share
of the Ranch to the Railroad company
for two hundred and fifty thousand

Dollars one hundred to
 thousand to be paid down
 and one hundred and fifty
 thousand to be paid in one year
 with interest at three and ^{one half} cent
 per year I got tired watching the
 rain and the taxes will be so
 high I could not keep it I feel
 very bad when I think of
 having my fine house well
 Dear ^{my} McCaffrey Mike is in the
 Rail State Business he was offered
 sixteen hundred dollars for
 his lot and he would not
 take it there is lucking Splende
 Roisy was offered forty thousand
 dollars for her share and she would
 not take it my Kelly is in
 San Francisco I have no more
 But Jimmy at home I feel very
 lonesome Jimmy is getting long

nicely you and James
 must come down when
 the rail road is here it is gone
 just at the back of the house
 it will be here in may sure
 williams is asking one thousand
 Dollars per acre for his place at
 goite I will build house just at
 the lagoon on a very place it is
 a beautiful place for house here land
 comes to the lagoon. So when
 you will come you will get
 me there I will build Big house
 and we will all have room in
 it and we will see everything
 that is gone on at the lagoon the
 say that there is gone to build Big
 house at the lagoon and have
 raises every Saturday I seen
 Mr. McCarty and there will
 Betty is at Cool in Los Angeles

now Dear ^{ms} McCaffery I will
come to close and say good night
and may god Bless youes all give
my love to James and tingle if
he is there and Willy Eddy and
Jonel Bulen and not forgetting
youer own Dear Self

No more at present from your
friend ^{ms} Thomas Hope



*A Pacific Improvement Company
official on inspection tour.*

PACIFIC IMPROVEMENT COMPANY ENTERS HOPE RANCH HISTORY

THE RESULTING grandiose development plans of the Pacific Improvement Company are not surprising when one reads the following, taken from the Articles of Incorporation dated October 31, 1878: "That said Corporation is formed for the purpose of engaging and carrying on the construction, manufacturing, mining, mercantile, mechanical, banking and commercial business in all their branches: Also for the purpose of receiving deposits of money and loaning the same: Also for the purpose of purchasing, owning and holding real property, improving and selling the same: Also for the construction, leasing and operating of all kinds of public and private improvements such as railroads, plank roads, turnpike roads, wagon roads, bridges, ferries, wharves, chutes, piers, telegraph lines, canals, ditches for draining, agricultural, mining, navigation or other purposes: Also for the purpose of buying and selling and constructing and operating all kinds of vessels propelled by sails or in whole or in part by steam: Also for the purpose of building and constructing all kinds of public and private buildings and also for the purpose of buying, selling and dealing in all kinds of public and private stocks, bonds and securities."

The famous Hotel del Coronado was built on one such land acquisition and the equally famous Hotel del Monte on the tens of thousands of acres near Monterey, of which the Del Monte Properties Company is a residuary. A hotel of similar importance was planned and announced by Mr. Crocker in May, 1887 for Hope Ranch, about which a highly restricted residential area was to be developed, the press reporting that:

"Street gossip was busy locating the probable site of the 800 room hotel which Captain C. B. Johnson of the San Luis Obispo Colonization Company said he was informed by Colonel Crocker that the Southern Pacific Company was planning to build in Santa Barbara. The most likely site is near the lake in Hope Ranch which the Pacific Improvement Company, the railroad's land holding company, recently acquired."

In 1888, a year later, it is noted in the local paper that the Pacific Improvement Company had served notice to the lessor of the ranch lands "for grazing purposes" that it would require the lands for its own use. Rumors that the company planned to erect a large tourist hotel on the grounds, and lay out a townsite, were then revived.

However, by 1900 the plans of the Pacific Improvement Company had changed and it was "reported that the Pacific Improvement Company will build a number of villas on the Hope Ranch which is located just west of Santa Barbara. The Company has had the rancho carefully surveyed and subdivided and the various sections will be thrown on the market immediately. A suburban community of wealthy people who will build extensive establishments is contemplated. While no hotel is planned on the subdivision it is thought that one will be constructed nearby or in Santa Barbara itself." So the great hotel was never built, but the residential develop-

ment ultimately came some 25 years later, though not under the ownership of the Southern Pacific Railroad or the Pacific Improvement Company. Nevertheless, Pacific Improvement Company for many years continued Hope Ranch improvements in various ways and the "Rancho" has ever remained a topic of much conjecture.

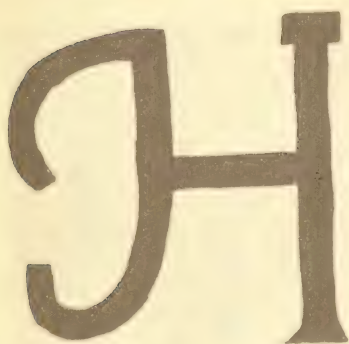
It is of note that from 1894 until 1901, after the final route of the Southern Pacific into and through Santa Barbara had been selected, the title of the Pacific Improvement Company's Santa Barbara properties was in the Railroad Company, to which they had been reconveyed by Henry E. Huntington, Pacific Improvement Company president. It is also perhaps of particular interest that the head of the survey for the Southern Pacific, Walter P. Storey, later became president of the Santa Fe Railroad and lived for many years after retirement in Montecito. Mr. Storey determined the route of the local railroad extension to Ellwood along what has become Vieja Road in Hope Ranch Park.



Lima beans before harvesting.




Threshing lima beans.

A large, bold, stylized letter 'H' logo, which is the Thomas Hope cattle brand. The letter is composed of thick strokes and has a slightly irregular, hand-drawn appearance.

6

RANCHING
DAYS

*Thomas Hope Cattle Brand
recorded in the Santa Barbara
County Court House.*

A small, stylized star-like logo, possibly a secondary brand or a decorative element. It consists of several intersecting lines forming a star shape.

IN THE YEARS the Hope Ranch was owned by the Southern Pacific some 120 acres of walnuts were planted in the area now identified as Hope Ranch Annex and these, with lima beans, hay, grain and cattle production, constituted a profitable ranch operation.

In reference to cattle raising in Hope Ranch, the Thomas Hope cattle brand, as recorded in the Santa Barbara Courthouse, is reproduced herein. Reversed, it becomes HC, which as a coincidence are the initials of the subsequent developer. The Thomas Hope earmark had numerous cuts, four in number. The cattle earmark is also of County record. History reveals tragic years in cattle production in California, occasioned by drought. In the 1876-77 season, when less than five inches of rain fell in Santa Barbara, cattle died of starvation by tens of thousands throughout California. In Hope Ranch there was much evidence, which only recent developments have obscured, of great oaks cut to the ground at this time to afford the dying cattle what was left of possible food value in the live oak foliage.



Three horse hitch.



Hay crop.



Grain harvesting.



Note size of baling crew.



Bean straw.



Hay baler in operation.



In addition to walnuts, lima beans, hay and grain, dairy herds and range cattle constituted profitable ranch operations in the years of Pacific Improvement Company ownership.

EARLY WATER AND SUBSEQUENT LAND DEVELOPMENT

DURING THE FIRST years of Pacific Improvement Company ownership, in order to provide water by gravity to the Hope Ranch, a wholly-owned subsidiary corporation, the Laguna Blanca Water Company, was incorporated and to it came the water rights to the springs and streams in many of the canyons extending westerly from the Santa Barbara city limits across the San Marcos Pass Road and lands of the present Trout Club to Maria Ignacia Creek. Included were the waters of San Roque and Loma Baja. A tunnel, 3,021 feet in length, was bored into the mountains in the Ontare Ranch which was also acquired by the Pacific Improvement Company, whose land holdings in the foothill area at one time exceeded 3,500 acres, largely purchased to protect water rights.

Laguna Blanca Water Company continues its corporate existence today, the second fifty year franchise having been issued to it by the State of California, confirming its right of way for the eight-inch pipe line which the Pacific Improvement Company laid from the completed tunnel to Laguna Blanca.

In 1889 under Civil Engineer J. K. Harrington, lines were run for the proposed water development undertaken by the Pacific Improvement Company and in 1901 the local press commented: "The development of our future

suburb on what is now the Hope Ranch will be a part of the local history to be recorded this year. The successful results of tunneling for water will mean that pipes will be laid, measurements for which are being taken at the present time. Reservoirs will be constructed and an extensive distributing system will be put in. The ranch will be laid out in drives and plots, according to the owners, The Pacific Improvement Company."

And again in 1902, under date of March 18th: "President George Crocker of the Pacific Improvement Company, owner of the Hope Ranch, was in the city yesterday. He drove over the property and inspected the tunnel in San Roque Canyon, from which their water supply is received."

"We are satisfied that the water supply is abundant," he told a Press reporter. "We will proceed at once with the construction of a 2,000,000 gallon reservoir for the distributing system."

"Mr. Harrington, local representative of the Company, will also make surveys for the drives to surround the lake and to extend to the various parts of the ranch. Then property will be placed on the market in suitable tracts, buyers being required to build on their purchases."

Several months later, in July of 1902, the following item appeared: "Early Sunday morning a big portion of the big reservoir in the Hope Ranch, belonging to the Pacific Improvement Company, gave way, the entire volume of water contained in it being liberated. No great damage was done, however, a few trees being the only obstacles in the path of the rushing water."

"The Reservoir, which has been under construction for some time past, had only recently been completed, and was considered safe. It is thought that gophers may have undermined a portion of the wall. There is now a gap



Eight-inch pipe line to reservoir installation.



Right-of-way and eight-inch pipe line.

twenty-five feet in length along its north wall. About 1,700,000 gallons of water were stored at the time of the break. The break occurred at a time when no men were working there."

In July, 1904, the Hope Ranch was closed "and the public denied the privilege of a drive, conceded to be one of the most attractive on the coast. The owners of the ranch were forced to take this action by the criminal carelessness of people driving through the property. The Company has allowed the public to use the roads through the ranch in connection with Cliff Drive, and it is a matter regretted by public and owners alike that it has become necessary to lock the gates. Yesterday afternoon twenty-two tons of hay were destroyed by fire carelessly started by a picnic party or drivers."

Then in October, 1907 the local press stated, "The coming season will witness the execution of plans that have been formulating for many years for the opening of a magnificent suburb west of Santa Barbara on the picturesque tract owned by the Pacific Improvement Company and known locally as the Hope Ranch." However, for nearly two decades thereafter, until shortly before the Santa Barbara Estates purchased the easterly 825 acres of the Hope Ranch (east of Las Palmas Drive), access to what is now Hope Ranch Park was controlled through toll gates with guards at the entrance extension of Cliff Drive and at Modoc Road and Las Palmas Drive.

With the reservoir rebuilt, water available and the ranch closed to the public, in November, 1904 John McLaren, who was the landscape gardener for Hotel del Monte and instrumental in creating Golden Gate Park, arrived to give advice regarding tree planting, and the Pacific Improvement Company "placed with Dr. Franceschi (Dr. Emanuele Franceschi-Fenzi, for whom



It was regretted by public and owners alike that it became necessary to lock the gates.



Toll gate near Modoc Road entrance to the Ranch.



An order for 360 palms (Phoenix Canariensis) of large size was placed with Dr. Franceschi in 1904 for several miles of driveways on Las Palmas and Marina Drives.

the park on the Riviera is named) an order for 360 palms (Phoenix Canariensis) of large size intended for Hope Ranch" where several miles of driveways were then completed, "it appearing that the Pacific Improvement Company is going to push with great vigor the work of beautifying what is sure to become one of the chief attractions of Santa Barbara" with "a central clubhouse with polo grounds, race track, golf links and other sports." A few pines also were planted along the south end of Estrella Drive, then Crocker Avenue. This was the first

ornamental planting within the Hope Ranch. Later, during the earlier years of Santa Barbara Estates, Inc., and La Cumbre Estates Corporation ownership, a nursery was operated encompassing some five acres located between Llano Avenue and Mariposa Drive. From it, with occasional "outside" purchases, in excess of 50,000 trees and shrubs were planted in Hope Ranch Park, supplementing the native live oak. This "forestation", and ornamental roadside planting at a still later date was to be further augmented by some 50,000 lemon trees.



*Laguna Blanca with the Santa Ynez Range as a
back-drop. Circa 1914.*

LAGUNA BLANCA

HISTORICALLY, long before the Pacific Improvement Company era, the Hope Ranch and its Laguna Blanca were often in the news for events other than that of its development, among which a few may well be mentioned. As early as 1829, in *Life in California* (by A. Robinson, published in 1846) a Merienda (luncheon or light meal) held at " 'la Laguna Blanca' a spacious amphitheatre and one of the most lovely places that could have been chosen for the occasion" was described at length. And again, under date line of February 7, 1880, the Press wrote: "The Arlington stage and several carriages took the guests of the house out to the Laguna Blanca, on the Hope Rancho, yesterday for a picnic. How does that strike you who have just come from the East? An open-air picnic on the 4th of February! The park-like area is studded with fine old live oaks that were young more than a hundred years ago and the ground is carpeted with a dense velvet verdure. A large carpet was spread upon the green grass, with a table cloth in the center, surrounded with cushion seats for some forty ladies and gentlemen. After lunch came an interesting ceremony of re-christening the lake, "Lake Fenton", in honor of Governor Fenton of New York, one of the guests. Our mayor performed the ceremony."



Until the recent invasion of sea gulls Laguna Blanca was used by migratory wildfowl in great number.

This re-christening of Laguna Blanca was an expression of old Santa Barbara hospitality oft repeated but not of lasting character, for no sooner had the honored guest departed than by force of long habit the name reverted to Laguna Blanca. In further reference to Laguna Blanca, years later it was noted in the Press that, "A most satisfactory number of golf balls was recovered from the bottom of the lake by enterprising caddies" during the years several fairways of the famous La Cumbre Golf and Country Club were played around and across the lake. Also recovered were many Indian arrowheads, evidencing a favorite hunting ground of the Canaliños for waterfowl through the centuries. John

Harrington, noted anthropologist, has identified Laguna Blanca as Lake Chaco, interpreted in Chumash Indian language as, "Lake without a Mouth".

"Lake Chaco", without natural outlet, used to change greatly in size with the seasons. However, when the golf course was built about the lake, overflow of the fairways in "wet" years had to be prevented, so an eight-inch pipe outlet with control gate was installed by the Santa Barbara Estates, whereby surplus waters could be drawn from the lake and discharged in the depression between Modoc Road and Vieja Drive leading to Cieneguitas Creek, an area on which the late Sam J. Stanwood mentioned a pond near the entrance to the Hope Ranch where "in winter months on trips to Hope Ranch to tend the horses I used to shoot ducks".

*Laguna Blanca, the white lake. This picture reveals
how it got its name.*





The Steeplechase Course, bordered by a white fence, shown at the time of the Gold Cup Race in September, 1930. Note the spectators on the hill, the cars parked on the Polo Field and the new Riding and Hunt Club buildings. Beyond the crowd is the Gun Club and center, a glimpse of Laguna Blanca.

EQUESTRIAN DAYS

IN FEBRUARY, 1894 the Press carried the following item: "Over 100 ladies and gentlemen on horseback participated yesterday in the third hare and hound chase in Hope's ranch. Vehicles of many descriptions carried guests from Arlington Hotel to Laguna Blanca, or White Lake, an attraction in itself at Hope's, from where the chase started."

Also the earliest races over jumps near Santa Barbara were run over a distance on Modoc Road, terminating at the Hope Ranch. Frequent mention is made in the press of that era of match races between mounts of both local and national note, several horses from time to time having been brought out by famous winter visitors from the east. Thomas Hope owned three of the most famous horses of his time, "Selin", "Harry Lazarus" and "Honest John", and raced them on the Laguna Blanca course, supposedly the first course in California for flat racing, trotting horses and pacers. In this regard, for those who may not have had the pleasure of reading Mrs. Katherine M. Bell's intriguing book of Santa Barbara recollections, *Swinging the Censer*, Mrs. Bell tells of the Laguna Blanca Gentlemen's Race on Washington's Birthday, 1872: "the first hurdle race in California," with "six hurdles, four feet high, placed at regular distances in the mile

track around the lake", and five entries, trained (and the race planned) at John Bell's Los Alamos Ranch. Mrs. Bell wrote, "The track was measured by order of Captain Stehmann Forney of the United States Coast Survey" (who also entered a horse). Onesimo Covarrubias and Jarrett T. Richards also had mounts in the race. Richards was a prominent attorney of the day. "Richards lost his seat in the first hurdle, (but was unhurt) . . . Bird-like, the other horses flew over the hurdles, while the crowd watched intensely, barely able to catch a breath between the flights. 'May Queen' won."

Within the first decade of Hope Ranch Park's current development a one and one-half mile steeplechase course there again became of note. A three mile race for



Lady jumping in preparation for Hunter Trials



Going to the post. Steeplechase meet, March 27, 1932.

the duPont Gold Cup was run in 1931 and for several years thereafter. Later, when the steeplechase course necessarily was abandoned because of surrounding developments, many Hunter Trials and "hare and hounds" events continued to be staged in Hope Ranch Park. Today, there are miles of bridle paths preserved in the Ranch and their popularity is evidenced in that some seventy-five residents of the Park have stables.

Referring further to the duPont Gold Cup races, the Morning Press of April, 1932, can be quoted with interest: "Second Annual Race Meeting at Santa Bar-



The Santa Barbara Riding and Hunt Club, designed by noted architect and horseman, Reginald Johnson, on land given by La Cumbre Estates.

bara over the Hope Ranch Course of Santa Barbara Riding and Hunt Club:"

"The Hope Ranch Steeplechase Course is about one and one-half miles in length over a semi-natural terrain. The track is sixty feet wide and there are seven brush jumps, Aiken type, which have replaced the Posts-and-Rails of last year, owing to the fact that it not being a Hunting Country, the California horses are unfamiliar with the timber jumps through constant use in the Hunting Field, and are not easily trained in the few months available to take the stiffer jumps. The fences are four feet six inches high; two feet six inches of solid wooden construction and the balance of thickly packed fresh cut

brush so that the finished fence closely resembles a natural growth of hedge. The sides of the courses are carefully fenced in at the turns and bordering ditches or arroyos and in some of the down-hill sections.

"The duPont Gold Cup Race last year was for three miles, (twice around the course) but this year it was shortened to two and one-half miles, while the Hope Ranch Steeplechase (for a \$1,000 purse) was about two miles. Four of the jumps are movable in order to allow flat races to be held. The Eastern owners and riders who have inspected the Course state that it is on a par with



*The 25 miles of wide bridle paths—a delight to equestrians.
Miss Amy duPont in foreground.*

the best Courses in the East, Meadowbrook, Maryland Cup, Virginia Gold Cup, Rose Tree, et cetera; or a least will be another year when it becomes fully turfed."

Another notable development for the horse world was the formation of the Santa Barbara Riding and Hunt Club and the erection of a handsome club house and stable opposite the Polo Field in Hope Ranch Park. The noted architect, Reginald Johnson, a great horseman himself, designed the attractive Spanish style structures which are in use today. The Founders of the Riding and Hunt Club were Miss Amy duPont, Charles E. Perkins, Harold S. Chase, Dwight Murphy, C. K. G. Billings, John J. Mitchell, George Owen Knapp, Charles H. Jackson, Jr., Peter Cooper Bryce, Col. G. Watson French, F. W. Leadbetter. Its Directors were Miss Amy E. duPont, Harold S. Chase, Mrs. Robert Hunter, Charles H. Jackson, Jr., Dwight Murphy, Harold A. Parma, John A. Penton, Charles E. Perkins and John W. Stewart.*

**Members:* C. K. G. Billings, Peter Cooper Bryce, Harold S. Chase, George W. Clyde, W. H. Coleman, Col. F. W. M. Cutcheon, Clayton M. DeMott, Jr., Charles W. Dempster, William R. Dickinson, Miss Amy duPont, Joel Remington Fithian, Max C. Fleischmann, Col. G. Watson French, George E. Hume, Mrs. Robert Hunter, Charles H. Jackson, Jr., Mrs. T. B. Johnson, John Percival Jefferson, Reginald D. Johnson, Miss Laura S. Kaime, George Owen Knapp, F. W. Leadbetter, John J. Mitchell, Robert J. Munro, Dwight Murphy, Charles E. Perkins, John A. Penton, Mrs. George E. Steedman, John W. Stewart, Francis M. Sedgwick, Silsby M. Spalding, Oakleigh Thorne, John T. de Blois Wack; Non-Resident member: Mrs. William P. Roth; Junior member: Miss Laura Lee Elston; Summer member: William H. Wingate.



10

HOPE RANCH POLO

MENTION has been made of the Hope Ranch Polo Field. This formerly was much used for polo training and occasional important matches, as noted in the Press November 6, 1909: "Like a society scene from one of the 'six best sellers' was the stage setting for the polo game at Hope Ranch this afternoon. 'Everybody who is anybody' was there, representative of Montecito's and the city's exclusive social stratum. And what is representative of those places might well be representative of the whole country. Maids and matrons of wide social influence, men of far-reaching millions, gathered around the polo field and cheered the riders with hearty California enthusiasm. Who says the days of chivalry and tournaments are past—days of gorgeous apparel and sumptuous ceremony? Lunch parties flocked to the club house* veranda at noon, and tea parties with all the at-

*Reference is made to the Potter Club. See Page 57.



Polo field.

Race track and Polo Field from veranda of Potter Club.



Potter Club in background.



tending clinking and murmur held their own during the afternoon, and supper parties finished the day's work for the lionized players." Again, in 1926, Dr. B. C. Boeseke of the famous polo playing family was quoted, in referring to "the good old days of polo" 20 years ago, "Hope Ranch had a fine polo field used by a club that was a knock out". Members of the Polo Club were Robert Cameron Rogers, author of the lyrics of the song, "My Rosary", Jack Colby, Edgar Boeseke, Dr. Elmer Boeseke, Ernest Wickenden, Charles Fernald, Jr., and Francis T. Underhill.

It is worthy of comment that in addition to the Hope Ranch Polo Field then receiving much play, shortly before the subsequent owner, Mr. Heckscher, decided to dispose of the Hope Ranch, he spent thousands of dollars in grading for additional polo fields directly west of what was to become Foley Farm. Being a polo enthusiast, he envisioned making the Hope Ranch a polo center such as the Fleischmann Fields have become. Later, and again before the Fleischmann Fields development and the founding of Laguna Blanca School, consideration was given by others to making a second polo field adjacent to the present Chase playfields, between it and the Lake (an area then undeveloped), while a racing group negotiated for the construction of a mile track for training purposes in much the same location or preferably around Laguna Blanca as of old. Such a use was discouraged.



Scenes around Laguna Blanca School, presently enrolling 250 students and accommodating grades from kindergarten through the 12th.



*Edward
Selden
Spaulding*



11

LAGUNA BLANCA SCHOOL

THE LAGUNA BLANCA SCHOOL mentioned earlier was founded in 1933 through the personal generosity of Edward Selden Spaulding. Mr. Spaulding, as headmaster, through almost a quarter of a century, guided the school with dedicated and outstanding ability. Mrs. Chase and I, appreciating Mr. Spaulding's notable accomplishment, the highly regarded scholastic quality of the school, and its resultant value to Hope Ranch Park and the community as a whole, over the years have given it some 22 acres of the Polo Field and nearby lands, together with the tennis courts, to assist in the preservation and expansion of the school in its lovely location.



Looking across the oaks to "Rayben Farm", later "Foley Farm".

RAYBEN AND FOLEY FARM

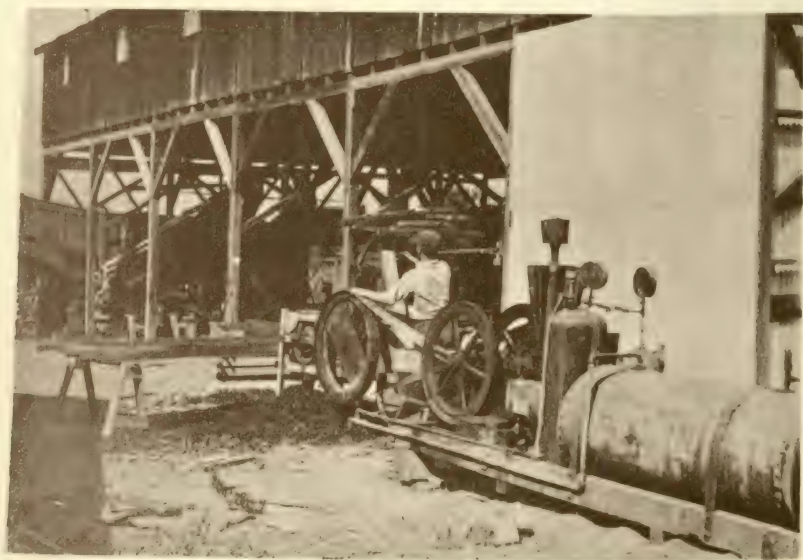
HAVING REFERRED to Foley Farm it should be mentioned that the residence was built in 1930 for Ben Meyer, many years president of the Union Bank and Trust Company of Los Angeles. Mr. Meyer's equestrian hobby was hackney ponies, for which he was noted. He was particularly attracted to the Hope Ranch location because of the very wide bridle paths of Via Roblada and Via Bendita, permitting hackney driving adjacent to his home. (There were by that time in excess of 30 miles of bridle paths of various widths through the Ranch). After the purchase from Mr. Meyer in 1945, the show place now existent was developed by Mr. and Mrs. E. T. Foley, in their turn celebrated for their finest of Polled Hereford herds.



Patio at "Foley Farm".



Walnut orchard planting in what is now Hope Ranch Annex.



Walnut hulling in process at old barn located on site of present Vieja Valley School.

PACIFIC IMPROVEMENT COMPANY MANAGEMENT

DURING THE DECADES of Pacific Improvement Company and Southern Pacific Railroad company ownership, the Hope Ranch was handled by a series of managers of prominence. Pre-eminent among them was the famous S. F. B. Morse of Del Monte Properties Company, who became general manager of the Pacific Improvement Company's varied holdings in 1915. Prior to Morse, through 1914, Fred Dozier, a licensed engineer, under A. D. Shepard, was manager for many years. A pertinent letter from Mr. Morse is quoted herewith:

July 6, 1956

"Dear Harold:

"I was glad to hear from you again. I wish we could get together.

"In April 1915 I took charge of the Pacific Improvement Company. That was the old holding company of the Southern Pacific and Central Pacific Railroads. Actually, it controlled the stock of the railroads before Harriman moved into the picture. When I took it, it was owned by the estates of the original founders, that is, Crocker, Huntington, Hopkins and Stanford. It owned everything that the founders had acquired except rolling stock and things of a public nature.

"To give you some idea of the holdings, there were some 76 townsites, about 15 ranches, three coal mines, timber lands, resorts, harbor lands and property scattered pretty well over the face of the earth. The Hope Ranch was one of these properties.

"I put in charge there a young fellow by the name of Loren D. Van Horne who later married Kate Stow. He did a most excellent job

for us and with our walnuts and beans we had the ranch on a profitable basis. One year we made, I think, a net of \$25,000 and in another about \$15,000. I do not recall that we had any losing years in operation during the four or five years that we operated it.

"I never lived there. I not only had charge of the liquidation of the Pacific Improvement Company and all of its operations including 16 corporations, but I was still manager of the Crocker-Huffman Company at Merced. On my visits to Santa Barbara I used to take the Lark from San Francisco, get off about half past six in the morning, and I was all washed up with time on my hands by 11 o'clock in the morning. I also had supervision of the Crocker-Sperry ranch (East Valley Road and Sheffield Drive, Montecito, part now in the Valley Club) in an advisory capacity.

"I personally made the sale of the Hope Ranch to Maurice Heckscher after the war, about 1919 as I recall it.

"I think this will give you the essential facts. The rest of it you know quite intimately. I have the fondest memories of my visits to Santa Barbara. I belonged to the old Town Club for a number of years and my closest friends there were Frank Underhill and yourself.

"Best of luck to you all.

Affectionately, Sam".

The Loren Van Horne mentioned in Mr. Morse's letter was a classmate and fraternity brother of mine, University of California '12. Loren majored in agriculture; thus his choice for the Hope Ranch managerial job where orchards and farming continued of importance. Loren, then a bachelor, lived in the old Hope Mansion in which he had his offices. There "Bunk House" meals were also provided for the farming crew and his visiting friends.

Because of my friendship with Van Horne, my more or less intimate connection with the Hope Ranch was further strengthened. Many days and evenings were spent with Van Horne, particularly when other college classmates were in Santa Barbara. Impromptu rodeos were staged and great dove shooting enjoyed. With the 2100-acre ranch closed to the public, except along the Toll

Road and Potter Hotel golf course, one can readily appreciate the freedom of action we then enjoyed throughout the property.

Loren Van Horne became the father of our noted Garrett Van Horne, presently, among other activities, managing director of the great Sherman P. Stow Company "La Patera" Rancho.

Following Van Horne (1914-1917) as superintendent of the Hope Ranch, the late Edgar Stow, with Mrs. Stow, occupied as a residence the former Potter Hotel club house (1918-20), by that time no longer used for club purposes.



The Potter Club House, built in 1908 at a cost of about \$10,000 "with verandas on three sides and equipped with hot and cold baths".



Ladies golfing in fashion.

GOLF

MILO M. POTTER, manager and part owner of the "Fabulous Potter Hotel" first thought of a golf course as a needed adjunct in January, 1906, and presented a project "before the Directors of the Potter Hotel Company for the construction of a \$15,000 golf course". "The Frank (M.) Gallaher Tract above the Beale place" (Child Estate) was first considered. However because "of the great expense involved 'though the pressing need of another golf course is well known" the project was dropped.

Then two years later, in March, 1908, Horace G. Patt, president pro tem of the Pacific Improvement Company, announced "immediate and far reaching improvements that would transform Hope Ranch into a playground of the world—just west of the lake will rise a magnificent clubhouse which will cost at least \$10,000" and "have no peer in all America for its kind". "Around the lake will be golf links" while "polo grounds and tennis courts are also planned."

Thus the Potter Club was born and within a month, April, 1908, application for a franchise to build electric lighting, heating and power cable lines from State and Mission Streets out by way of Modoc Road to the Hope



"Around the lake there will be golf links". A nine-hole, unwatered, hardly cut, sand green course.



A natural hazard.

Ranch, and including "provision for the establishment and operation of a trackless trolley from the Potter Hotel to the Potter Country Club" in the ranch was presented to the City Council.

New developments came rapidly and in May, John Williamson, a noted builder of that day, was awarded the contract for the new Clubhouse to be erected in the Hope Ranch by the Pacific Improvement Company—"cost about \$10,000—one story, with verandas on three sides and equipped with hot and cold baths."

Next came the opening, or almost, for in March, 1909 the opening of the Club was postponed because "the links were made so soft by the recent rains the work could not be completed" and it was found that Hollister Avenue en route to Hope Ranch was likewise in serious condition; also that County funds and equipment were "tied up", so Milo Potter went to work to improve the road himself. He hired half a dozen teams and wagons to repair Hollister Avenue and while Supervisor Conover "questioned the legality of Mr. Potter's donation," he found that "the work was permissible" as "everyone was benefiting from the opening of the Potter Country Club" scheduled for the following Saturday, March 20, "with great ado".

The first important golf tournament followed in July with players from the Los Angeles and San Gabriel Country Clubs participating over the nine-hole unwatered, hardly cut, sand green course.

With the Potter Club off to a celebrated start, the Pacific Improvement Company determined to press on with road improvements and in January, 1910, "a grading outfit of 27 animals and as many men arrived after making the journey overland from Monterey."



Located on hogback, the "Punch Bowl" was necessary to hold any ball fortunate enough to get in it.

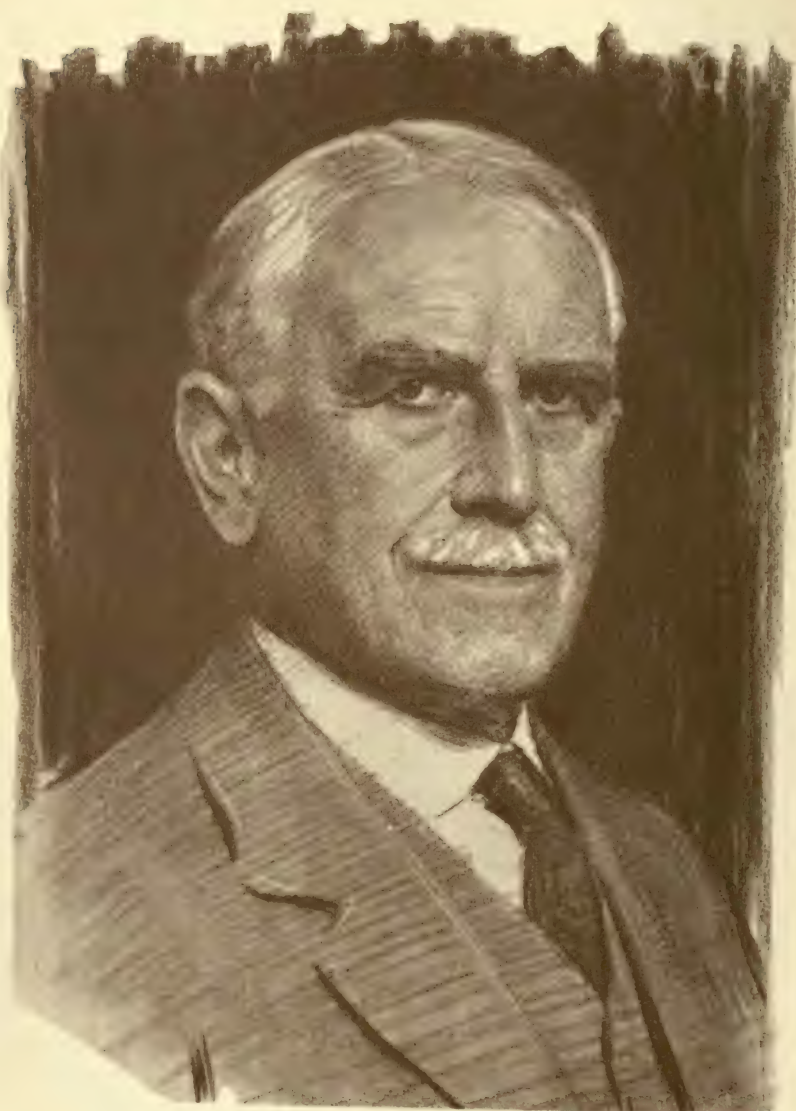


Seventh hole with Potter Club House and stable in background.

The Board of Directors and Officers of the Potter Club at this juncture were, it was announced, "all prominent men in this State from San Francisco and Los Angeles" and from Santa Barbara, Milo S. Potter, Wm. S. Day, David J. Perkins, E. J. Boeseke, Warren J. Willitts, A. W. Raunesevel, J. K. Harrington, Robert Wagner, J. M. Warren and Dr. Benjamin Bakewell. During the Potter Club's existence it served the community well as the center of much entertainment. A sample noted in the *Press* as late as 1911 reveals that the day of the automobile, to the exclusion of horse-drawn transportation, had not then become total: "A very lively and delightful evening was enjoyed by a number of young people Monday evening who went in a four-horse tallyho to Hope Ranch Potter Club and then enjoyed a novel Halloween party at the lake."

And again from the *Press* in July of the same year, we are reminded that "Miss Helene Irwin of San Francisco and Honolulu, the fiancée of Charles Templeton Crocker, is to give a picnic luncheon at Hope Ranch Sunday, and the scene will be one worthy of the brush of a painter. The tables will be set in one of the most beautiful dells of the ranch, with a striking picture of sea and oak-covered hills on every side. With the scenic advantages will be combined a service as perfect as could have been secured even in the handsome home of the young hostess. The trip will be made by motor cars, on horseback and by carriage, the hostess arranging that each guest shall go as best pleases him. Covers will be laid for 30, including Miss Jennie Crocker, Mrs. William G. Irwin, Charles Templeton Crocker and the Misses Newhall."

The La Cumbre Golf and Country Club was first organized in 1914 through the efforts of my father, H. G.



Charcoal portrait by Clarence Mattei, 1927.

HEZEKIAH GRIGGS CHASE (1861-1951)

Boston-born of old New England stock. English and Scottish descent. Baptist. Came to California for health in 1900. Established real estate office 1903. Rotarian. Extraordinarily unselfish, he loved the community and finely served its people.

~~XXXX~~

Chase, and initially occupied the former Potter Club House. In 1918 a new club house was erected on another commanding knoll east of Laguna Blanca, thus confirming its name, "La Cumbre". A revamped course was constructed and adjudged a good one. However, with the land purchase by the Santa Barbara Estates, Inc., additional acreage was made available and "with the possibility of many water shots offered, the club laid out what is now considered one of California's sportiest courses." Nevertheless, "attempts to bring great championship California matches to Santa Barbara" continued unsuccessful, "because three complete courses are needed for a big event and only the Montecito Country Club is available."

In April, 1927, the La Cumbre Country Club building adjoining Hope Ranch Park burned to the ground, involving a loss of about \$50,000. The City Fire Department did not answer the alarm because of the distance and the lack of water pressure at the Club. The Board of Directors immediately took steps to replace the club house. The noted architect, George Washington Smith, was engaged and the present club house (now enlarged) was built. Mrs. Chase was one of the building committee.

When the Club membership became decimated as a result of the Second World War, the interest and principal payments on its outstanding bond issue (the bonds in great part being held by the members) remained, together with real estate taxes, long in default. It became necessary, therefore, to protect Laguna Blanca and Hope Ranch Park by preventing the Club property from falling into "unsympathetic" hands. This was done through its acquisition by the Santa Barbara Estates, Inc., and La Cumbre Estates Corporation. Thereupon, in order to obtain some income, the club house was remodeled



The La Cumbre Golf and Country Club on a commanding knoll east of Laguna Blanca. Built in 1918, burned April, 1927.

into an attractive furnished residence and for a series of years intermittently rented as opportunity offered.

Still, La Cumbre Golf and Country Club, though dormant since the early part of World War II, remained "a name to conjure with among golfers" and in 1956 Mrs. Chase and I felt the time had come, with the increasing population growth westerly from Santa Barbara and particularly in Hope Ranch Park, to try to reactivate the golf club by rebuilding the abandoned golf course and again remodelling the clubhouse. This was done and the Club again made operative December, 1957, through the great cooperation of the many to be identified in the first membership list.

The golf course was redesigned by the highly regarded golf course architect, William P. Bell, and the building again suitably changed through the ability and interest of architect Chester L. Carjola. The rest is current history.

As 1962 came to a close the following appeared in the November La Cumbre Golf and Country Club publication, "The Divot":

BIRTHDAY NUMBER 5

Most of us are reluctant to admit we are still having birthdays. Like most young people and young organizations, La Cumbre Golf and Country Club looks forward to each birthday. On November 30, 1957, an enthusiastic group of charter members gathered on the first tee to watch the ribbon cutting ceremony which officially opened the new La Cumbre Golf Course. Much has been accomplished to make La Cumbre a most desirable private country club in the last five years. Our "growing pains" are gradually diminishing.

Tribute and recognition should be given to the generosity and foresight of Mr. Harold Chase who preserved the acreage for the reactivation of La Cumbre and whose many gifts of funds made it possible for our Club to establish itself during its reorganization years. We salute you, Mr. Chase, and respectfully acclaim you as "Our Beloved Founder."

La Cumbre Golf and Country Club, designed by George Washington Smith in 1927, subsequently enlarged.



MAURICE HECKSCHER'S OWNERSHIP

AGAIN REFERRING to Mr. Morses's letter, the Hope and Ontare Ranches were sold to Maurice Heckscher in 1919 (together with the Del Monte properties). Thereafter the former Potter Club was his part-time residence.

With Mr. Heckscher's ownership came a new manager for the properties, James Edwards. James Edwards had been a Lieutenant of the Canadian Princess Pats, was gassed at Ypres and when out of the hospital was sent by the British to the United States on an Allied public relations mission. He was very popular and somewhat lionized in New York. As a result, Maurice Heckscher, son of the noted capitalist and philanthropist of New York, persuaded Mr. Edwards to come to his new holdings in Santa Barbara, the Hope Ranch. I had the pleasure of meeting Mr. Edwards shortly after his arrival and again my close association with Hope Ranch was renewed.

Five years later, from the time of the Hope Ranch sales by Heckscher, James Edwards, until his untimely death in September, 1951, was a loyal friend and an outstanding manager for Santa Barbara Estates, Inc., La Cumbre Estates Corporation, the Hope Ranch Park Homes Association and La Cumbre Mutual Water Com-

pany. These were critical years during which Hope Ranch Park, as we know it today, evolved. Almost from the earliest functioning of the afore-named corporations, Oren D. Sexton, a trained engineer, who succeeded Mr. Edwards as manager, and Margaret C. (Mrs. Kenneth) Thompson, as Secretary of the Corporations, have continued their exceptionally capable and devoted services to Hope Ranch.

SUBDIVISION OF HOPE RANCH PARK SANTA BARBARA CO. CAL.

Property of Pacific Improvement Company

A. W. DOZIER

Surveyor

SCALE 1"=300'

California's Most Beautiful Residence Park



HOPE RANCH PARK is situated in the southeastern portion of Santa Barbara county between the Santa Ynez mountain and the sea. Its northerly entrance is a little more than two miles from the heart of the business portion of the delightful town of Santa Barbara, while its ocean frontage is a little over two miles along the beach from the same place. There is a railroad station on the Coast line of the Southern Pacific, almost directly in front of entrance of the ranch.

HOPE RANCH PARK contains two thousand acres. It fronts on the ocean and extends back to the railroad line, a distance of more than a mile and three-quarters.

HOPE RANCH PARK scenery from the home sites on the knolls, is indescribably beautiful. Landward, the purple mountains of the Santa Ynez range—the green foothills and the rich valley crowned in the distance by the famous old Santa Barbara mission; seaward, the Santa Barbara channel, the Channel Islands and the broad Pacific greet the eye.

HOPE RANCH PARK and Santa Barbara are known the world over as possessing the most even and delightful climate to be found anywhere. Here in this land of perpetual summer, where the sun shines brightly 300 days of the year—where the nights are cool and pleasant—where the surroundings are picturesque and pleasing—an ideal place for all-the-year-round homes has been provided on this property. As shown by this map, Hope Ranch Park is divided into large villa tracts and homesteads.

HOPE RANCH PARK improvements are already installed. They are not only projected, but completed.

The great reservoir of the Laguna Blanca Water Company is situated in the Park, assuring an ample supply of pure mountain water at all times.

Electric light and telephone connections have been brought into the Park in underground conduits.

The system of fine macadam roads is already completed. It is the finest in the Southland and one of the most magnificent in the state in point of scenery and construction.

These roads are built of crushed rock, and are of easy grade and so arranged as to give a double frontage to the majority of villa sites. The drive from Santa Barbara to and through Hope Ranch Park is recognized as one of the most delightful automobile rides in the South.



Full information will be given and arrangements for personal inspection of the Hope Ranch Park made at the SANTA BARBARA OFFICE, 911 STATE ST., or at the main office of the Pacific Improvement Company, 401-406 Crocker Building, San Francisco, California.

The easterly portion of the Ranch was laid out by A. W. Dozier for the Pacific Improvement Company. There were 89 lots within the 825 acres involved. Note early names of roads.



FIRST ROADS AND SUBDIVISION

TO GO BACK to Pacific Improvement Company days, what are today Las Palmas, Roble, Marina, Estrella Drives and Cantera Avenue, were built with a base of limestone quarried on the Hope Ranch, in part surfaced with red rock quarried from the Ontare Ranch. Both quarries are still identifiable—that on the Hope Ranch having been used as early as Mission times for the limestone, kilned also on Hope Ranch for the Old Mission.

Cantera Avenue was named for the old quarry located near its end, while the first (Hope Ranch) Mexican land grant in 1843 after the Mission lands were secularized in 1834, was, as previously mentioned, identified as "La Calera" (the kiln). The Old Mission kiln is now in ruins but still easily recognizable. Part of the heavy masonry walls are tumbled but remain mostly intact and close by the standing portion. Restoration has not been attempted, for without adequate protective provision, it would readily attract present-day vandalism.

The above named roads through the easterly portion of the Ranch were laid out by A. W. Dozier, surveyor, together with 89 lots within the 825 acres involved.

The building sites were offered for sale by the Pacific Improvement Company directly and through the H. G. Chase Real Estate office in Santa Barbara. This



*Limestone from La Cantera was kilned on the
Ranch for the Old Mission.*



*The quarry, with Cantera Avenue and Estrella
Drive in the making.*

was as early as 1908 when the Potter Club House opened (the golf course being completed the following year). Concurrently, Pacific Improvement Company published a fine book on the Hope Ranch, dedicated "To those who love the beauties of nature and who appreciate the comfort and happiness of life amid such beautiful surroundings." The authors of this handsome volume, further in referring to the Ranch, wrote "even the simplest facts concerning some of nature's masterpieces seem fanciful and exaggerated."

Only a few parcels were sold, this being pre-eminently the horse and buggy days, and the ranch, although only a few miles from what was then the center of Santa Barbara, was still further distant from the Potter Hotel on



A view of Hope Ranch when the Potter Club House, on knoll west of "Palm Drive", was constructed.

West Beach, from which most prospective purchasers in the Hope Ranch must come. As a result, the subdivision was withdrawn and with the exception of two pieces, the parcels sold re-acquired by Pacific Improvement Company, so that the privacy of the property again could be restored by the re-establishment of the toll gates. These were continued in use until the purchase of the easterly portion of the Hope Ranch by the Santa Barbara Estates Incorporated in 1924.

WARREN OPTION—DAY AUCTION—
FORMATION OF
SANTA BARBARA ESTATES, INC.

IN MARCH, 1923, James W. Warren, then president of the County National Bank & Trust Company, secured an option on Hope Ranch from Mr. Heckscher, upon the payment of \$50,000 to apply on the purchase price. Mr. Warren had arranged earlier for the services of the famous realty auctioneer of New York, Joseph P. Day. Accordingly, on Monday afternoon, March 26, in the auditorium of Recreation Center, a public auction sale of Hope Ranch building lots was held. The proposed subdivision followed a substantial portion of the Dozier-Pacific Improvement Company plan but varied widely in the easterly area and in a large section west of Las Palmas. To the east, on the present Creciente Drive section, forty-eight 50-foot beach lots below the top of the cliffs were shown, backed by three tiers of lots indicating 150-foot minimum frontage. The other area lying west of the northerly entrance to the Hope Ranch along Las Palmas Drive (then Hubbard Avenue) is shown as subdivided into several hundred 50-foot lots. (See pages 76 and 77.) Thank heaven, the auction, with its city-lot subdivision threat, was a complete failure, very few if any really interested bidders being present.



Cliff Drive entrance to the Ranch. Toll gates were in use until purchase by Santa Babara Estates, Inc. of easterly portion of the Hope Ranch in 1924.

In the meantime, after Mr. Warren secured his option in early March, being familiar with the Ranch, I interested a group of friends with Mrs. Chase and myself to pick out acreage sites before the auction. Sales of approximately 150 acres were negotiated with Mr. Warren and escrowed in the H. G. Chase Real Estate office. Prospective purchasers included Mrs. Herman Duryea and Miss Marion Hollins. Mrs. Duryea was the widow of the famous automobile manufacturer and Miss Hollins was then National Women's Golf Champion. Both were guests in Mr. Heckscher's house at the time of the auction. Several other sales totaling perhaps 40 acres were also arranged for by Mr. Warren prior to the auction.

When the auction failed and Mr. Warren's option expired, those of us with escrows naturally were disappointed. The thought thus occurred to me that, with many renewable sales in prospect, I might take up the purchase

of the easterly 825 acres in which the lands of the potential sales were located. I therefore proceeded to organize a purchasing syndicate first composed of William S. Fairchild, Lester S. Walbridge, H. G. Chase, Supervisor Sam J. Stanwood, Alfred W. Robertson, attorney, C. L. Vivian, F. F. Flournoy, county surveyor, S. L. Wright, John M. Curran, attorney, James Marwick of Marwick & Mitchell, internationally known firm of accountants, J. R. Thompson, attorney, Pentecost Mitchell, president of the Oliver Mining Company, a subsidiary of U.S. Steel, E. M. Catlett, rancher, L. E. Hanchett, San Francisco industrialist, Standish Backus, president of Burroughs Corporation, and myself.

The subscriptions ranged from \$2,500 to a maximum of \$15,000 per subscriber and a total of \$100,000 was raised. The main financing of the \$350,000 purchase price secured from Mr. Heckscher, operating in the corporate name of Las Positas Land Company, was to come from a \$250,000 bond issue, which I had negotiated with two underwriting houses of Los Angeles, Carstens & Earles, Inc., and M. H. Lewis Company. This perhaps was made possible by the representative character of the corporate stockholders to be and the immediate availability of a comprehensive and favorable analytical report relative to the Hope Ranch made for Heckscher as late as August, 1923 by Reeve Conover, a recognized property evaluator of Pacific Grove and Monterey.

The 'Twenties were a period for large mortgages at high interest rates and heavy underwriters' charges. The Santa Barbara Estates, Inc., which I incorporated, negotiated a 10 year (March 1, 1924-34) bond issue secured by First Trust Deed on the Corporation property, carrying a 10% discount and 7½% interest with early and heavy sinking fund.

Public Auction Sale

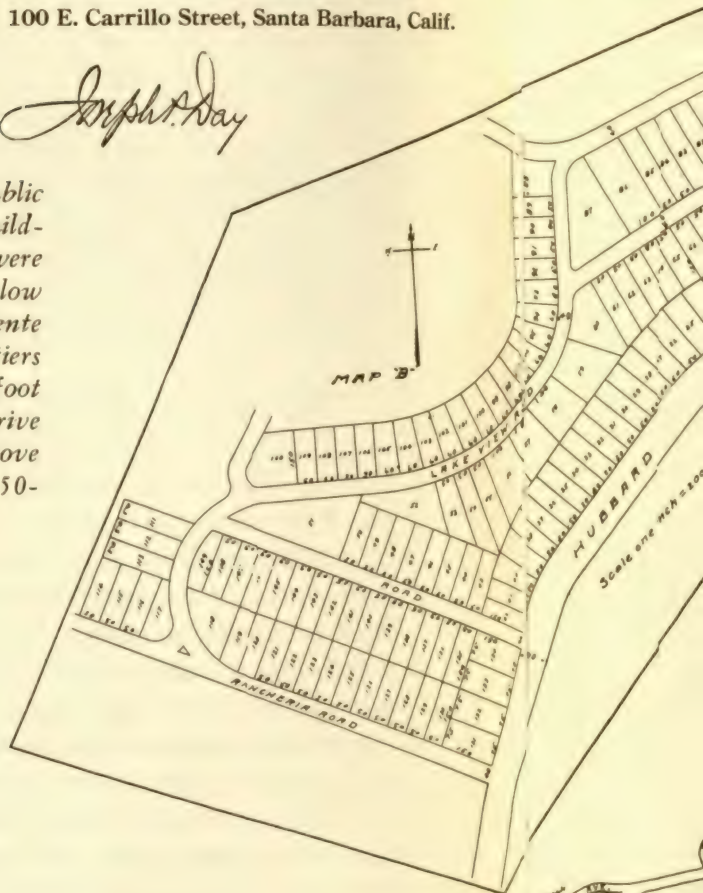
"HOPE RANCH" BUILDING LOTS

Monday Afternoon, March 26th

In Auditorium of Recreation Center
100 E. Carrillo Street, Santa Barbara, Calif.

Joseph Day

Facsimile of map prepared for public auction sale of Hope Ranch building lots, March 26, 1923. There were forty-eight 50-foot beach lots below the top of the cliffs in the Creciente Drive section, backed by three tiers of lots of approximately 110-foot frontage. Along Las Palmas Drive (then Hubbard Avenue) and above it, there were several hundred 50-foot lots laid out.

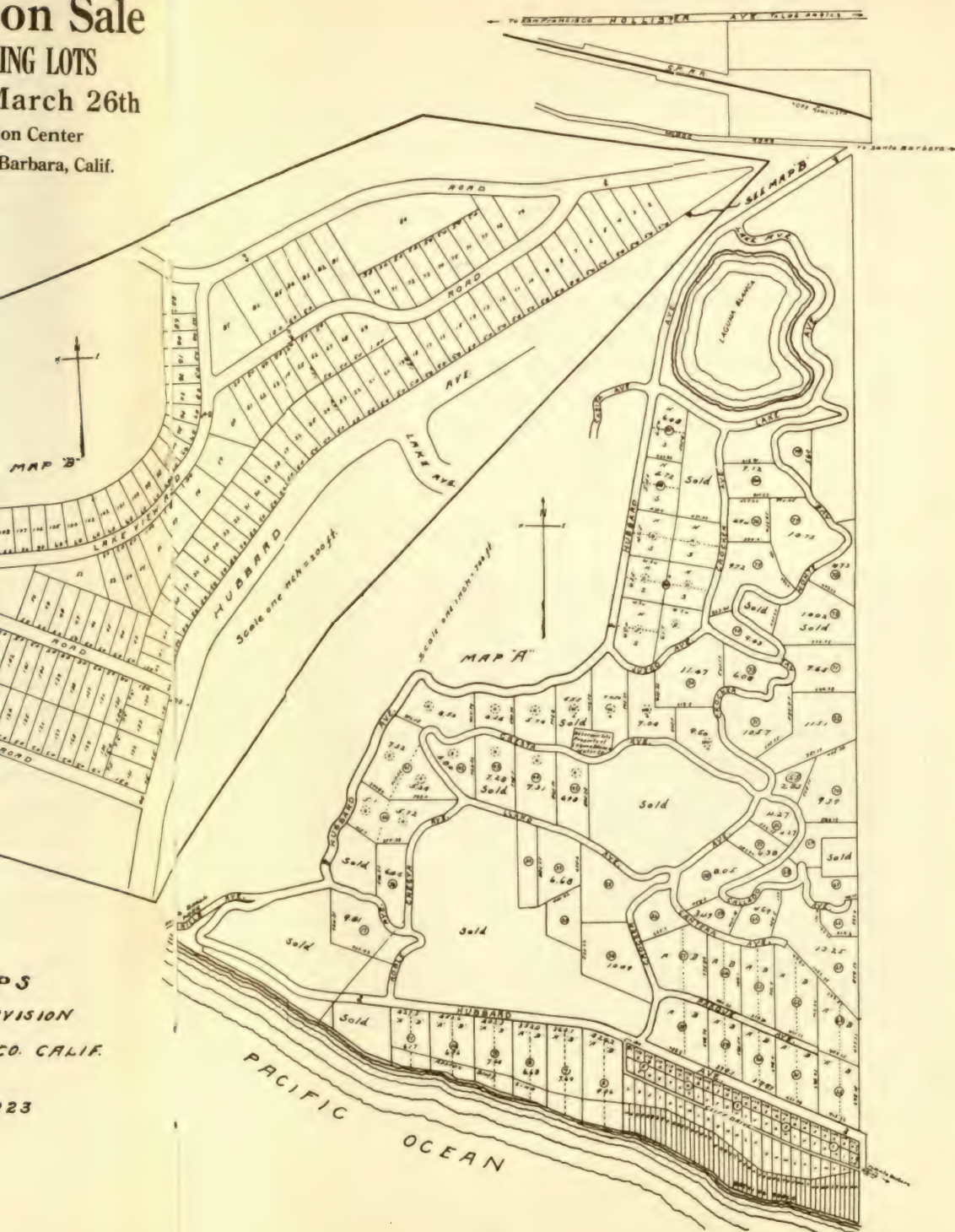


SALES MAPS
HOPE RANCH SUBDIVISION
SANTA BARBARA CO. CALIF.

MARCH 26, 1923

Joseph Day

on Sale
 ING LOTS
 March 26th
 on Center
 Barbara, Calif.



Shortly after the title to the 825 acres passed to the Santa Barbara Estates, Inc., and its development started, I negotiated sales of a substantial nature with those who had been interested during the auction period. This was followed by an offer to Santa Barbara Estates stockholders to exchange their stock at par for an equal value of land free and clear, the required acreage having been made available under release provisions of the Trust Deed securing the Bond Issue. The large majority of stockholders chose to take advantage of this offer.

Another early move was reported in the Press in April, 1924: "A right-of-way through the Hope Ranch, connecting the Cliff Drive with Modoc Road, one of the most beautiful drives in Southern California, has been offered to the county by Harold S. Chase, president of Santa Barbara Estates, Incorporated, which expects to close its option on 825 acres of Hope Ranch within 60 days. In preparation for the opening of this road, Supervisor Sam Stanwood, a stockholder in the Estates Company, has completed a macadam pavement on Cliff Drive from the end of the paving on the Mesa to the Hope Ranch gates, which have been toll gates for 20 years."

In the meantime, it had become evident that the Laguna Blanca Water Company of the Pacific Improvement Company could not be the source of adequate water, so during the purchase escrow period a well near Modoc Road (adjoining the noted Cienega) was drilled in what was then an artesian area. A flow under pump of approximately 1,000 gallons a minute was secured. This first well was developed under the superintendence of a Mr. S. F. Catey, contracting engineer of Los Angeles and for the City of Long Beach, which municipality then also was dependent on water from underground sources. J. B. Lippincott, Santa Barbara City Engineer at the

time of drilling the Mission Tunnel, was engaged as consultant.

Las Positas Land Company agreed to divide the water produced from this well with the Santa Barbara Estates, the division being approximately in proportion to the acreage owned by the two corporations. This was carried out under the structure of the Hope Ranch Park Mutual Water Company, predecessor to the La Cumbre Mutual Water Company of today.

Santa Barbara Estates, Inc. never acquired the Laguna Blanca Water Company, but it did acquire the 2,000,000-gallon reservoir on Cresta Avenue and the eight-inch pipe line down Las Palmas Drive. Arrange-



With the Santa Barbara Estates purchase, a well was drilled near Modoc Road in what was then an artesian area. A flow under pump of approximately 1,000 gallons a minute was secured.

ments were made immediately to pump from the Modoc well through a new line laid to connect with that in Las Palmas, the opinion having been received from Catey, Lippincott and the consulting firm of Salisbury, Bradshaw and Taylor that the water supply in hand and available through the potential of additional wells would be adequate for the planned Santa Barbara Estates development.

As mentioned, I was president of the Santa Barbara Estates, Inc. and gradually became the largest stockholder as the others turned in their stock to the corporation for land. Again the H. G. Chase Real Estate office was appointed general agent.

Hope Ranch Park showing earliest landscaping and residential development. In distance Point Salinas (1855) and future campus of University of California, Santa Barbara.



LA CUMBRE ESTATES CORPORATION PURCHASE

IT BECAME OBVIOUS in the early months of sales effort that the remaining portion of the Hope Ranch, the westerly 1,200 plus acres, also would have to be controlled, as the prospective purchasers on the east began to inquire as to what was going to happen to the balance of the Heckscher holdings, including the present Beach Park. As no answer was possible and as the assurance that Mr. Heckscher was a "good guy" seemed hardly adequate, in 1925, one year later, I organized a second syndicate which became the La Cumbre Estates Corporation. This purchased the 1,200 acres lying west of Las Palmas and Roble Drives and the agricultural land with walnut orchards lying south of Hollister Avenue west of the Southern Pacific overpass at the juncture of Modoc Road. Further acquired was the present business strip extending easterly from the railroad overpass to the "Y", and most importantly, the water-bearing sections previously proven for well development. In November, 1925 this purchase was publicized:

"Immediate developments of Hope Ranch Park by La Cumbre Estates Corp. have been made possible by the closing of formalities which seat a new board of directors for the company and add over 1,200 acres at a

cost of \$500,000 to the 800 acres which the Estates company has been developing. Harold S. Chase is president of the new board. The other members are Peter Cooper Bryce, Milton Wilson, Melvin H. Lewis, Edward V. Carter, William S. Porter and Margaret C. Williams" (now Mrs. Kenneth S. Thompson).

Subsequently, the stockholders of the La Cumbre Estates Corporation were Peter Cooper Bryce, William R. Dickinson, Milton Wilson, Roger Lapham (president of the Hawaiian Steamship Company and later Mayor of San Francisco), Melvin H. Lewis, president of the Bond Company, and myself, again president. Messrs. Bryce and Dickinson also remained stockholders in the Santa Barbara Estates, Inc. and served as enthusiastic and capable officers and directors of the Hope Ranch Corporations for some 20 years until war conditions made the sale of their holdings propitious. The interests of all other shareholders remaining in both Corporations had previously been acquired by Mrs. Chase and/or myself.

Again the La Cumbre Estates Corporation's 1,200-acre purchase was financed substantially by a bond issue of \$375,000. Terms thereof were equally as costly as those of the Santa Barbara Estates, Inc.

With all of the Hope Ranch again put together under one control, the installation of utilities, road and bridle path construction and particularly the increase of the water supply and the installation of water mains were pursued.

The Hope Ranch Park Mutual Water Company, first organized, as mentioned, for the Santa Barbara Estates, became the La Cumbre Mutual Water Company in 1925. This Company continues today serving all of the Hope Ranch without distinction. I was made president



Terrain lying west of Laguna Blanca shows a substantial portion of the 1200 acres purchased by La Cumbre Estates Corporation as it appeared some 10 years later. Note continued expansion of planting program.

of this company then and remain so today. Again, the La Cumbre Mutual Water Company turned to a bond issue to assist in financing the required expansion. This original Water Company bond issue and its successor, re-negotiated in 1940, have since been retired. The total investment in the Water Company development, under the outstanding management of James Edwards

and O. D. Sexton, has been in excess of three quarters of a million dollars*, the amount over and above the funds provided by the bond issue having come from donated water-bearing land, the noted reservoir, etc., and Company earnings. Presently, the Water Company has four wells on pump when required, with a potential output of some 2,000 gallons a minute.

Nevertheless, Hope Ranch Park joined in the Goleta Water District, making its formation possible, La Cumbre Mutual Water Company volunteering to take a minimum of 800 acre feet a year if requested to do so. From the start, the water rights pertaining to the wells have been carefully safeguarded by appropriative and prescriptive procedures and by the preparation and filing of thorough geological data, recognized authorities both legal and scientific having been engaged for those purposes.

Because of control of the size of building sites, the limited number imposed by the La Cumbre Estates Corporation and Santa Barbara Estates, Inc., and the predominantly absorptive nature of the soil, it was, and presently remains, unnecessary to provide sewer facilities, adequate absorption areas for the effluent from septic tanks being assured.

*Replacement value would be in excess of \$2,000,000, including Water Company buildings, pumping plants, reservoirs and 180,000 feet of pipe line presently installed.

FIRST RESIDENCES

THE FIRST residences in Hope Ranch Park (other than a house near the lake constructed by the Pacific Improvement Company for its manager-engineer) were for directors of the owning corporations, Santa Barbara Estates, Inc., and La Cumbre Estates Corporation. "Las Terrasas" for the Harold S. Chases, was completed in 1925, followed within the year by "Florestal" for Peter Cooper Bryce; then the lovely homes of Milton Wilson and William R. Dickinson in that order, George Washington Smith and Reginald Johnson, architects.

Hope Ranch Park building sites were sought since, there, under a Declaration of Covenants and Restrictions and a Home Owners Association with architectural board of review, size, design and location of residence and out-buildings could be controlled, also electricity and telephone service could be provided underground or on poles carefully located so as not to obstruct views from the residence sites. For like reason, height of planting provisions were imposed.

As the earliest home sites were located, Mrs. Chase and I would have a 35-foot bamboo pole with red flag on top, carried around, and placing ourselves on the projected site we determined if power and telephone lines could be brought in on poles screened by natural topo-

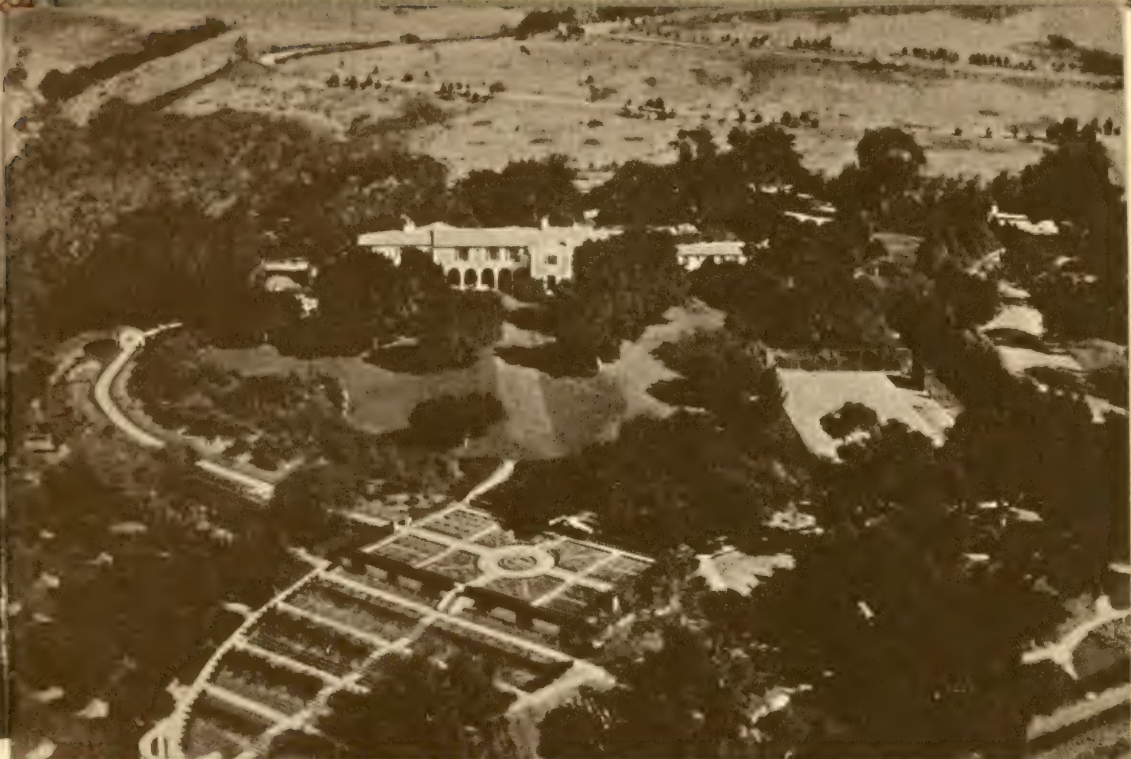


Early air view from the ocean, December, 1929, shows "Florestal", residence of Peter Cooper Bryce, center foreground. Above it, left, the home of Milton Wilson, and to the right, hidden among the trees, "Las Terrasas", the home of Harold S. Chase. Far right, the home of William R. Dickinson.

graphical features. If not, the services were installed in all or part underground. Fortunately, though not fully appreciated until later, the freedom from rock formations under the Ranch permitted this within the realm of reason.

Mentioning utilities, initially, to provide telephone service, it was necessary to pay for a special 50 pair cable from Santa Barbara to the Ranch. This facility later was taken by and extended to the Marine Air Base at Goleta, another war casualty.

The costs of more than 20 miles of surfaced road, the installation of utilities and the development of the Beach Park, to be given to the Hope Ranch Park Homes Asso-



*"Las Terrazas", the first estate on the Ranch, in
process of development.*

"Florestal", home of the Peter Cooper Bryces.





Homes Association bath houses and path to beach prior to automobile turnaround. Yachts of Hope Ranch residents lying offshore.



Hope Ranch beach during period of restaurant pavilion and cabana use.



*Hope Ranch beach in the late 1930's and up to
U.S. entry into World War II.*

ciation, were all met by the Santa Barbara Estates, Inc. and La Cumbre Estates Corporation. It is understandable, therefore, why for many years the stockholders were annually called upon for heavy advances.

Recompense and encouragement, however, came even during this period of development and financial drain through many expressions of appreciation and the receipt of letters such as that from John D. Rockefeller, Jr. reproduced herein, from Condé Nast, and others; perhaps especially that from Charley Blyth of the well-known investment firm of Blyth and Company, from which I quote:

"I was particularly impressed with the unique work done at Hope Ranch. I do not believe any similar undertaking anywhere in this country has been so intelligently and effectively carried out. I can imagine the great pleasure it has given you to create such a splendid thing."



Picnic Grounds with the first rustic tables and benches.

All the roads in Hope Ranch Park, with the exception of the main artery of Las Palmas and Marina Drives, are private and thereby controlled by the Homes Association, which is responsible for maintenance, together with the Beach Park and Picnic Grounds, etc. Police and Fire Patrol also continue as functions of the Hope Ranch Park Homes Association.

It must be appreciated that the existence of the conditions above outlined have, from their inception, added greatly to the appeal and enjoyment of Hope Ranch as a residential park where great natural beauty, miles of beach, a lake, and other amenities elsewhere herein mentioned, could be preserved and maintained under the control of the owners themselves.

GARDEN TOURS

THE FIRST regular season of Garden Tours of Hope Ranch Park, Montecito and Santa Barbara, open to the public, started on a semi-weekly basis in 1926.

At this time the first large estates in Hope Ranch Park (belonging to the Bryce, Chase, Dickinson, and Wilson families) were being planned by architects Reginald Johnson and George Washington Smith, and by landscape architects Lockwood de Forest and Ralph Stevens. Ample parking and driveway space was provided for owners and guests and paths led conveniently to points where there might be enjoyed ever-changing views across oak-dotted hills and canyons to mountains, ocean, or then duck-dotted lake, Laguna Blanca.

The rich, sandy loam, abundant water and equable climate, frostless on hill slopes and the ocean front areas, made it possible to enhance the extensive landscaping initiated by the Santa Barbara and La Cumbre Estates Corporations with additional trees, shrubs and flowers from many distant lands. Several garden owners enthusiastically made collections of rare exotics from areas, usually on the west coasts of continents which have a somewhat similar climate, characterized by a long dry season, modified by moisture-laden air. Plant specimens, bulbs and seeds were brought in from such places as Australia,



Entrance court, "Las Terrazas".

New Zealand, China, Japan, Hawaii, Chile, Mexico and South Africa.

The botanical interest and educational values as well as the unusual beauty and charm achieved in these estates throughout the Ranch made them a highly desired addition to the Garden Tours, the twin-objectives of which have always been to entertain and inform both residents and visitors.



"Las Terrasas", reflected in pool.



"Meadow Farm", Edward R. Spaulding estate.

In 1931 three Hope Ranch Park gardens were included in one of the monthly printed tour programs and from 1933 on there has usually been at least one Garden Tour a month to Hope Ranch during both the spring and summer seasons which extend from mid-March to September. From 1942 to 1945, because of wartime regulations limiting the use of automobiles, only members of the Armed Services were entertained by visits to local gardens.

The number and variety of smaller estates, from an acre or two to five acres, finely planted and maintained, bordering the tree-lined roads which wind through the rolling hills of Hope Ranch Park also add greatly to the pleasure and interest of the Tours to this highly protected and picturesque residential area.



A secluded corner at "Meadow Farm".



Residence and garden view, "Brownledge West", R. B. Brownlee estate.



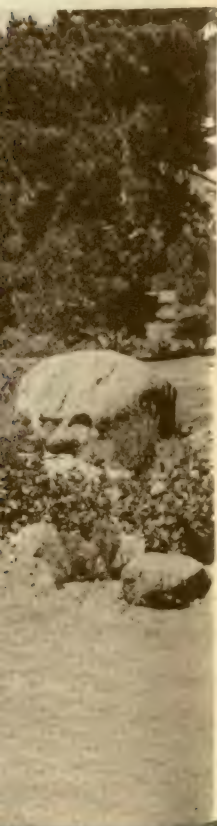
(Above





lee estate.

(Above) "Taormina", Otto Eitel estate. (Below) A rose garden often visited.





Aerial view, 1962 Dog Show.

Samoyeds on parade.



DOG SHOWS

SINCE 1937 the Santa Barbara Kennel Club has used the Chase Field annually for its nationally famous Dog Show, held under the devoted and most knowledgeable sponsorship and personal management of Sidney F. Heckert, Jr., of Hope Ranch Park. The non-profit Show has grown in size and importance through the use of internationally recognized judges, all friends of Mr. Heckert, and outstanding trophies, as well as the excellence of its appointments and the beauty of its setting in the heart of Hope Ranch, until it is the nation's largest one-day Show and labeled by the New York Times "one of America's foremost".

At the Show last held July, 1962, over 2,000 purebred dogs came from as far east as Maine and 28 States to compete for top honors before some 30 prominent judges drawn from the United States, Canada, Hawaii and Great Britain. The event was attended by 10,000 spectators and is undoubtedly one of the great summer attractions in Santa Barbara, along with *Semana Nautica*, the National Horse Show and Old Spanish Days Fiesta.

RANDOM MEMORIES
OF HAPPENINGS
ALMOST FORGOTTEN





*Airplane belonging to Glen Martin. Used in a "Flying A" picture. Taken in Hope Ranch with
Lincoln Beachey and Glen Martin, 1914. (Reproduced from "Noticias", Summer 1961 issue)*

EARLY AVIATION IN HOPE RANCH

The Hope Ranch Polo Field early became noted for other use than polo when, to quote from *The Morning Press* under a date of May 25, 1911, a young, venture-some, barnstorming flyer named Masson "took off from an improvised field in Hope Ranch. Admission was charged to those wishing to see the flight, for which most of the residents of the community turned out. After watching Masson soar into the air, the residents clambered into their automobiles and began the then long drive from the Hope Ranch to the old Potter Hotel on West Cabrillo Boulevard. As soon as the crowd gathered, Masson brought his early-day airplane down on the lawn directly in front of the Potter Hotel.

"Masson had signed a contract with a Los Angeles 'promotor' to make demonstration flights throughout various parts of the country, for which he received the staggering sum of \$30 a month. Masson also revealed that his boss would not buy him a warm flying suit." (He was therefore shaking with cold on landing, not fright, as was first reasonably enough considered).

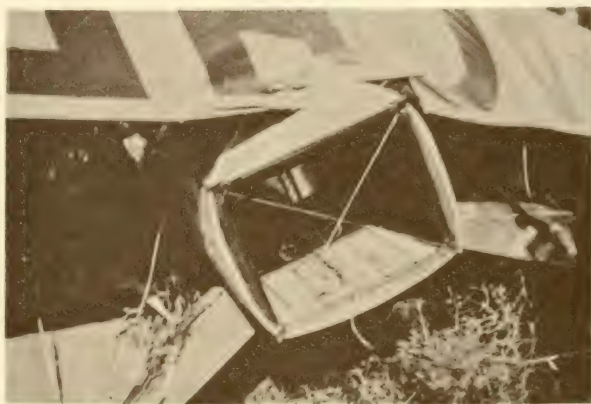
"The airplane in which the flight was made was one of the early types, with the single, open-air seat located in the front of the ship. The pilot was not protected the slightest from the elements.

"Two years later, Masson was flying for the Mexican government during the revolution. He was shot down by the revolutionists, being killed instantly."

On Sunday, March 2, 1914, three years after Masson's flight, Lincoln Beachey, a famed daredevil aviator,

flew from the Hope Ranch Polo Field in an attempt to set a loop-the-loop record. At the 14th loop, having set a new record, it appeared he would not pull out. Fortunately, at some 500 feet Beachey regained partial control over his plummeting plane. He went into a steep glide and crashed into a large oak tree, the plane exploding in the undeveloped wooded area between the Polo Field and Laguna Blanca.

Beachey miraculously scrambled out of the tree with only a bleeding nose to show for his 2,000 foot looping fall. His luck, however, was to change. A year later Lincoln Beachey died while flying a new German monoplane. He crashed before an audience at the Pan Pacific International Exposition in March, 1915, falling into San Francisco Bay.



Wreck of Beachey's plane.



Proposed Bankers California Country Club and Hotel. Reproduced from the elaborate membership invitational brochure printed in 1924.



THE BANKERS CALIFORNIA COUNTRY CLUB

Hardly had it become known the Hope Ranch had been acquired from Maurice Heckscher than a promotional effort to create in Hope Ranch The Bankers California Country Club was initiated with an Advisory Board composed of W. T. Summers, Vice President, United Bank and Trust Company of California, San Francisco; C. K. McIntosh, Vice President, Bank of California National Association, San Francisco; M. Crowe, President, National City Bank, Los Angeles; G. M. Bowles, Cashier, American Bank, San Francisco; A. O. Garrett, Vice President, Continental National

Bank, Los Angeles; Edward V. Carter, Vice President, Carstens & Earles, Inc., Los Angeles; F. A. Hoefer, President County National Bank and Trust Company, Santa Barbara (presently the Crocker-Anglo National Bank); Seth A. Keeney, President, First National Bank, Santa Barbara (now the United California Bank); U. Dardi, Manager, Banca Popolara Fugazi, Santa Barbara (later to be absorbed by the Bank of America); T. W. Dibblee, President, Central Bank, Santa Barbara (also to go to the Bank of America); and Alfred Edwards, Vice President, Pacific Southwest Trust and Savings Bank, Santa Barbara (now the Security-First National Bank of Los Angeles).

The plan also received the early blessing of many other banks throughout the state and nation whose officers looked kindly on the attractions of Santa Barbara and the natural beauties of Hope Ranch. An elaborate membership invitational brochure was published envisioning a hotel, clubhouse, golf course near and along the ocean front, a second polo field, etc. Though it was a booming period, leading up to 1929, the plan died aborning and that it existed has all but been forgotten. It was one in which I was never to take part, being completely immersed in the financial and other problems of acquiring the Ranch and starting its development.

THE GUN CLUB

In the sale of the western 1,200 acres of the Hope Ranch to La Cumbre Estates Corporation, Mr. Heckscher retained the old Potter Club as his part-time residence. This, now remodeled, is the attractive home of Mrs. Samuel J. Stanwood.

In 1928, the "Clubhouse" with 12.16 acres was purchased from Mr. Heckscher by five Montecito and Hope Ranch Park residents* and again the property became used as a club, this time the Gun Club. A steward was engaged for several months of the year and in the canyon to the west a fine skeet field was installed. This was used

*Oakleigh Thorne of Millbrook, N. Y., a world-famous bird shot, William Knapp of New York and Montecito and Peter Cooper Bryce, William R. Dickinson and myself of Hope Ranch Park.



Gun Club. Formerly Heckscher residence.



*James Edwards, manager of Hope Ranch Park, shooting.
On the bench, Clarence Mattei, Oakleigh Thorne,
Mrs. Harold S. Chase.*



*Trap shooting was first held along the ocean front in the
general area of the present beautiful estate of
Sidney F. Heckert, Jr.*

by the club members and many guests until it, too, became a war casualty. It is to be remembered that even in the days of the Pacific Improvement Company ownership trap shooting was held in Hope Ranch along the ocean front in the general area of the present beautiful Sidney F. Heckert, Jr. estate. Again at the time the "Gun Club" was activated, particularly for skeet, trap shooting had once more been started in the Ranch in the section between Via Esperanza and Via Hierba. Pictures of the participants in these "layouts" show many long ago notables of Santa Barbara and other shooting fields.

THE UNIVERSITY OF AMERICA

The consideration of Hope Ranch Park as the possible site of "The University of America" should be recorded.

In 1943 Bertram Ball, a cousin of Banker Edward Ball, the associate and confidante of Alfred I. duPont after the latter moved to Florida, secured an option of purchase on substantially the entire unsold acreage of Hope Ranch Park and the Braemar lands adjoining, some 1,000 acres in all. Melville Dozier, Jr., a noted "Consulting and Executive Civil Engineer" was engaged to make a report on its (the lands under option) adaptability as a University site. At the time large undeveloped areas remained within the Ranch which would afford ample space for level play fields, as well as attractive residential sites for faculty, while the acquisition of the Braemar included under the option made available lands at that time not restricted to purely residential and agricultural use.



Portion of Hope Ranch Park under consideration during period of university option.

The Dozier Report, six pages in length, was highly favorable. With it, Mr. Bertram Ball was able to interest Mrs. Alfred duPont, who, Mr. Ball had been informed, was considering a foundation endowed with many millions for a special university. Mrs. duPont came to Santa Barbara and was entertained by Mrs. Chase at our home, "Las Terrasas." For some time thereafter Mr. Ball was enthused about the possibility. However, as is evident, the option was not renewed.

The Braemar frequently referred to was a part of the original Thomas Hope Rancho of 3,000 acres and was conveyed to his daughter Rosa A. Bigley after his death. The name Braemar was given this acreage by the Scotsman, James Marwick, one of the original Santa Barbara Estates stockholders.

MODEL ACRES—1930-1946

Another nearly forgotten episode in Hope Ranch history should be mentioned. This was the development of Arboleda Acres in the so-called Walnut Orchard Subdivision later identified as Hope Ranch Annex, the area north of Vieja Drive which, when the ranch was acquired from Mr. Heckscher, was largely planted to English Soft Shell Walnuts. Arboleda Acres was planned to help in periods of sharply curtailed income and of food shortages and rationing in depression and war periods. Each Model Acre had 35 trees, deciduous and citrus with 17 varieties. The lawns could be alfalfa and serve as pasture for a community cow, tethered of course so as not eat the guava or perhaps artichoke hedges. Some of the numerous purchasers stated at the peak they were raising food, not readily available in the markets, worth some \$50 or more per month. This was a demonstration project of the local Better Homes in America Campaign sponsored by my sister, Pearl Chase, resulting in national recognition and award.

Relative to the present day, conditions and prices then prevailing in that area, a few paragraphs from "The Small Farm Home Arboleda Acres" prospectus, are interesting reading:

"The stores near Alamar Avenue are convenient for shopping on the way to and from town. The Goleta stores are within equal distance to the north. The Hope District School is approximately 2 miles distant, the La Cumbre Junior High about 3 miles.

"Prices quoted are for cash. Terms can be arranged. Under present conditions the price for a 4½ room house and one acre lot with walnuts

and orchard planting is from \$3900 to \$4500, according to the size and design of the house.

"One car garage, gravelled paths, oiled drive, septic tank, water, gas and electric connections in are included.

"Orchard will be cared for until house is completed and ready for delivery.

"Some small fruit trees and shrubs will be planted around the house when it is finished. The berry bushes will be put in or an allowance made for vegetable seed if the season is not right for the former. Plans for a chicken house and run for not more than 20 hens will be furnished if requested.

"Special restrictions: No animal yard or house within 75 feet of any residence."

OIL!

For several years sales within Hope Ranch Park ceased—for a reason other than the depression and the following World War II. This added reason was the exploratory drilling for oil on properties on either side of the Ranch—the More Mesa to the west, and the Braemar Tract to the east. Much later the Braemar Tract was acquired by Santa Barbara Estates, Incorporated.

With Hope Ranch Park a potential oil field yet tightly restricted to residential use, consideration was given by the Directors to the possible necessity of a protective community lease which would include all Hope Ranch property and, with conceivably unanimous consent of the owners, permit offset drilling to be carried out on the Hope Ranch eastern and western boundaries which at such time would have been exposed already to adjoining development. Plans for sunken pits surrounded by ornamental planting, derrick removal and sumphole control were made by the Corporation directors. Fortunately, the Braemar was proven "dry" after drilling to a depth of 5,000 feet and the More Mesa gas field was located far to the west of Hope Ranch Park.



In all, some 500 acres were planted with 50,000 lemon trees.

LEMON PLANTING

With sales stopped until the result of the oil exploration could be evaluated and with water mains in, it was decided to devote as great an acreage as suitable to lemon culture. Of course it first was determined carefully from the soil test study by citrus experts that lemon production in Hope Ranch on frost free lands might, after a period of years, provide income to help carry the Ranch and in the interim would serve at least as further "forestation". Accordingly, some 500 acres were planted with 50,000 lemon trees. Several of the resultant groves are still in production.



Young groves.

Preparing to plant.



Chief among the advisors employed was K. Eliot Coit, Ph. D., of the Coit Agricultural Service which specialized in "Scientific Supervision", "expert Pruning Inspection" and "Appraising", Dr. Coit having been recommended especially by the Pacific Southwest Trust and Savings Bank, Los Angeles. Eugene Kellogg, a resident of Hope Ranch Park and for many years County Farm Advisor, was also of great and appreciated assistance through the period of lemon grove development.

ARCHERY

It soon may be forgotten, too, that the former Polo Field, now the Chase Field, has had many varied uses, among them Archery Tournaments of note, held under the auspices of the now defunct Channel Archery Asso-

*Entire Chase Field in use before first development
of Laguna Blanca School.*





The Chase Field was the setting for many championship archery meets.

*Below: Record of another
notable picnic in
Hope Ranch.*



CARL S. STANLEY,
MANAGER

Del Monte Lodge
Pebble Beach, California

July 3, '16.

Mr. Harold S. Chase,

Dear Sir,

*For your courtesy in
permitting our party to picnic in
Hope Ranch Park please accept my
thanks. We greatly enjoy revisiting
that beautiful spot.*

*Very truly,
John W. Rockefeller, Jr.*

ciation of Santa Barbara and Ventura Counties, the first of several tournaments being held in May, 1929. The Reverend George F. Weld was president, S. Chester Williams was Secretary and Colonel George L. Hamilton was Treasurer. At this time Dr. Weld was also president of the National Archery Association of the United States and one of the members of its Executive Committee was the noted artist, Fernand Lungren, then living in Santa Barbara.

FROM THE HOPE RANCH SCRAP BOOKS

The Hope Ranch Scrap Book is filled with clippings refering to notables, not otherwise herein mentioned, who have enjoyed the Ranch and the La Cumbre Golf Club. It is perhaps fitting to close this book with a few further pertinent quotations.

From "The Morning Press" of Santa Barbara, 1926

J. E. Gorman, President of the Chicago, Rock Island and Pacific Railroad:

"Mrs. Gorman and I were here many years ago in the old Potter Hotel days. At that time, Mr. Ripley, President of the Santa Fe, took us for a drive to Hope Ranch and there, on a little knoll, where the sea, shoreline and islands were visible for miles, we had tea.

"I remembered that lovely place for years and in 1912 when I was convalescing from a serious illness I told Mrs. Gorman if only I could be back at Hope Ranch I knew I would recover. Needless to say, I did come back and before long I was playing golf."

PERFORM TO AID ARMED FORCES 4/27/42



—News-Press Staff photo

Crooning and horseplay were put aside yesterday as Bing Crosby and Bob Hope played serious golf at La Cumbre Country club, for the benefit of the A.W.V.S. snack bar for soldiers. As they prepared to tee off, the radio stars and their partners posed for pictures. Left to right: Crosby; Lew Scott, former Valley club professional; Johnny Dawson, nationally-famed golfer and Hope.

*A clipping from the Santa Barbara News-Press
of April 27, 1942.*

J. B. Levison, President of the San Francisco Symphony Orchestra:

"La Cumbre course is so intriguing that I have not been able to pull myself away. It is sporty and it is interesting. It is undoubtedly the best on the coast. Many so-called sporty courses are without interest and they simply make a golfer mad. But one can play La Cumbre and be happy throughout the course."

From "Realities"

Hope Ranch Park has become internationally as well as nationally known. A letter from France addressed "Hope Ranch, California, U.S.A." was recently delivered without incident to the Hope Ranch Park resident for whom it was intended, while in an article appearing in an issue of *Realities* entitled "As the French See It" Renee and Pierre Gosset write:

"Santa Barbara was enchanting and we decided some day we were going to live there. For the first time since we arrived in the United States we saw a large piece of real estate, the Hope Ranch Farm, being divided up into varied acreage, with plenty of space left about each home, a luxury not available to the stars of Beverly Hills."

From "Poems of the New World"

Alfred Noyes, the famous English lyric poet lived in Hope Ranch for several years, during which we saw much of each other. From his home Mr. Noyes could see the St. Anthony and Old Mission towers and on calm days could hear the Mission Bells. In 1942, while still a resident of the Park, Mr. Noyes' "Poems of the New World" was published by J. B. Lippincott Company and I fell heir to an inscribed copy. His love of the Ranch was expressed in the verses quoted below:

"So he looked at the ranch on the slopes below
Where the peach-bloom shown like a rosier snow
And the Angeles called like a ghost again
From an old white tower that remembered Spain.
For the purple canyons grew dark and deep;
And the sea and the palm-trees whispered sleep;
But, softly aglow, on her cypressd hill,
Santa Barbara, hushed and still,
Shone like a pearl of that rosary strung
By the brothers in gray when the West was young."

BIBLIOGRAPHY

- Life in California, A. Robinson, 1846.
Bancroft's Works, History of California, 1860-1890, Vol. VII, Hubert H. Bancroft.
Abstract of Title to the Hope Ranch, 1870-1902.
Contemporary Newspapers, 1873 et seq.
History of Santa Barbara and Ventura Counties, California, with Illustrations, Thompson and West, 1883.
Buildings and Churches of The Mission of Santa Barbara, Rev. J. J. O'Keefe, O.F.M., 1886.
Santa Barbara and Around There, Edward Roberts, 1886.
Harper's Magazine, 1887.
Beyond the Rockies, Charles Augustus Stoddard, 1894.
Santa Barbara at a Glance, Frank Sands, Editor, Daily News, 1899.
The City and County of Santa Barbara (pamphlet), 1903.
Guide and Map - Santa Barbara and Surrounding Country, W. W. Osborne, (booklet), 1904.
Hope Ranch - A Story of Two Thousand Acres of Beautifully Wooded Land and a Prophecy of its future, copyrighted by A. D. Shepard, 1908, designed by James King Steele.*
Santa Barbara Magazine, Vol. I, No. 1, Chamber of Commerce, 1906.
Santa Barbara Magazine, Home Number, Christmas, Chamber of Commerce, 1906.
Field Days in California, Bradford Torrey, 1913.
The Tourists' California, Ruth Kedzie Wood, 1915.
Santa Barbara by the Sea (Illustrated pamphlet).
On Sunset Highways, Thomas D. Murphy, 1915.
Santa Barbara and Montecito, John R. Southworth, F.R.G.S., 1920.
Prehistoric Man of the Santa Barbara Coast, David Banks Rogers, 1929.
Santa Barbara, Tierra Adorada, Security-First National Bank of Los Angeles, 1930.
Swinging the Censer, Katherine M. Bell, 1931.
Wanderer's Circle, Cornelia Stratton Parker, 1934.
A Western Wind, Charles S. Books, 1935.
History of Santa Barbara County, California, Owen H. O'Neill, 1939.
Santa Barbara, A Guide to the City and its Environs (pamphlet), 1941.
Poems of the New World, Alfred Noyes, 1942.
The Open Door to Santa Barbara, Arthur Erwin Woolman (pamphlet), 1949.
Paths to Pavements, Rosario Curletti, 1950.
Adobe Days Along the Channel, Edward Spaulding, 1957.

*Illustrations on pages 10, 18, 46 (center), 56, 58, 60, 70, and 101 are reproduced from this source.